

Appendix B - Municipal Zoning District Definitions and Station Area Maps

Norwalk Zoning: Residential

AAA Residence

- Principle uses and structures in an AAA Residence Zone shall be for the following uses and no others: Single-family detached dwelling, Parks and Playgrounds, Farms, truck gardens and nurseries provided that all produce is cultivated on the premises.
- Special Permit uses and structures include: Public museums, Places of worship, Schools, Public utility supply or storage facilities, Firehouses, Conservation development, Waterfront clubs, Golf clubs, Nursery schools or child day care centers. Restaurants in public parks.

AA Residence

- Principle uses and structures in an AA Residence Zone shall be for the following uses and no others: Single-family detached dwelling, Parks and Playgrounds, Farms, truck gardens and nurseries provided that all produce is cultivated on the premises.
- Special Permit uses and structures include: Public museums, Places of worship, Schools, Public utility supply or storage facilities, Public and private colleges and universities, Cemeteries, Golf clubs, Youth day camps, Firehouses, Conservation development, Congregate housing, Nursery schools or child day care centers.

A Residence

- Principle uses and structures in an A Residence Zone shall be for the following uses and no others: Single-family detached dwelling, Parks and Playgrounds, Farms, truck gardens and nurseries provided that all produce is cultivated on the premises.
- Special Permit uses and structures include: Public museums, Places of worship, Schools, Public utility supply or storage facilities, Public and private colleges and universities, Cemeteries, Golf clubs, Youth day camps, Firehouses, Conservation development, Waterfront clubs, Convalescent homes, Congregate housing, Nursery schools or child day care centers, Commercial communication towers

B Residence

- Principle uses and structures in a B Residence Zone shall be for the following uses and no others: Single-family detached dwelling, Parks and Playgrounds, Farms, truck gardens and nurseries provided that all produce is cultivated on the premises.
- Special Permit uses and structures include: Public museums, Places of worship, Schools, Public utility supply or storage facilities, Public and private colleges and universities, Schools or institutions for mentally, physically, emotionally handicapped, Halfway houses, Cemeteries, Youth day camps, Firehouses, Nursery schools or child day care centers, Convalescent or nursing homes, Planned residential development, Group homes, Congregate housing.

D Residence

- Principle uses and structures in a D Residence Zone shall be for the following uses and no others: Single-family detached dwelling, Two-family detached dwelling, Parks and Playgrounds, Farms, truck gardens and nurseries provided that all produce is cultivated on the premises.
- Special Permit uses and structures include: Public museums, Places of worship, Schools, Public utility supply or storage facilities, Public and private colleges and universities, Schools or institutions for mentally, physically, emotionally handicapped, Halfway houses, Cemeteries, Youth day camps, Firehouses, Nursery schools or child day care centers, Convalescent or nursing homes, Planned residential development, Multifamily dwelling containing 12 or more dwelling units, Elderly housing, Congregate housing, Public or nonprofit community centers, Group homes, Community residences, Boarding or rooming houses and Waterfront clubs.

Norwalk Zoning: Commercial

Washington Street Design District (WSSD)

- Principle uses and structures in the Washington Street Design District shall be for the following uses and no others: Dwellings, when located above any principal or Special Permit

use, Retail stores and personal services, Offices, medical, Banks and financial institutions, Full service restaurants, Theaters, auditoriums, and Off-street parking facilities.

- Special Permit uses and structures include: expansion of an existing manufacturing use, Hotel up to eight stories and 89 feet in height or boatel, Marinas, Commercial boat docks, Commercial recreation establishment and Boutique manufacturing.

Reed Putnam Design District – Subarea A (RPDA)

- Principle uses and structures in the Reed Putnam Design District – Subarea A shall be for the following uses and no others: Mixed use developments, including two or more of the following uses: offices, including medical, retail stores, business service establishments, restaurants, multifamily residence, hotels, Transportation terminals designed as an integral part of a structure, Parks, playgrounds, open space and Child day-care centers.
- Special Permit uses and structures include: Electric power generator, Off-street parking structures and surface parking lots. Accessory uses: Commercial communication antenna and Outdoor dining, street vendors.

Reed Putnam Design District – Subarea B (RPDB)

- Principle uses and structures in the Reed Putnam Design District – Subarea B shall be for the following uses and no others: Mixed use developments, including two or more of the following uses: offices, including medical, retail stores, business service establishments, restaurants, multifamily residence, hotels, transportation terminals designed as an integral part of a structure, Parks, playgrounds, open space, and day-care centers.
- Special Permit uses and structures include: Electric power generator, Off-street parking structures and surface parking lots. Accessory uses: Commercial communication antenna and Outdoor dining, street vendors.

Reed Putnam Design District – Subarea C (RPDC)

- Principle uses and structures in the Reed Putnam Design

District – Subarea C shall be for the following uses and no others: Multifamily dwellings, Hotels, Park, playgrounds, open space and day-care centers.

- Special Permit uses and structures include: Boutique manufacturing as an accessory use to a permitted retail use, Electric power generator, Marinas and marina-related facilities. Off-street parking structures and surface parking lots. Commercial communication antennas are permitted as accessory use when located on an existing building or structure.

Reed Putnam Design District – Subarea D (RPDD)

- Principle uses and structures in the Reed Putnam Design District – Subarea D shall be for the following uses and no others: Multifamily dwellings, Museums, maritime centers and exhibition facilities, Retail stores, restaurants and offices including medical offices, Parking structures and day-care centers

Reed Putnam Design District – Subarea E (RPDE)

- Principle uses and structures in the Reed Putnam Design District – Subarea E shall be for the following uses and no others: Multifamily dwellings, Elderly housing, Retail stores and personal and business service shops, offices, including medical, Banks and financial institutions, Restaurants and taverns, Theaters and auditoriums, Business schools and studios, Places of worship, Parks, playgrounds, open space, Museums and day-care centers.
- Special Permit uses and structures include: The expansion of an existing manufacturing use, Public utility supply or storage facility and Boutique manufacturing as an accessory use to a permitted retail use.

Executive Office (EO)

- Principle uses and structures in an Executive Office Zone shall be for the following uses and no others: Offices, including medical, Banks and financial institutions, Hotels and motels, Personal and business services and retail stores having a gross floor area 30,000 square feet or less, Restaurants and taverns, Theaters and auditoriums, Schools, including business and trade schools and studios, Mixed-use development, Research and development facilities, Manufacture, processing or assembly of goods, Parks and recreational facilities, Museums, Public utility supply or storage facilities, Firehouses and Off-street parking

facilities.

- Special Permit uses and structures include: Warehouse and distribution facilities, Gasoline stations and the sale and service of motor vehicles, Transportation terminals, Multifamily dwellings, Commercial recreation establishments, Retail stores having a gross floor area of more than 30,000 square feet, Commercial planned residential development, Helicopter landing site and Electric power generator.

Neighborhood Business District (NB)

- Principle uses and structures in a Neighborhood Business District shall be for the following uses and no others: Single-family and two-family dwellings, Multifamily dwelling containing fewer than 12 or more dwelling units, including elderly and congregate housing, Retail stores and personal and business services having a gross floor area of less of fewer than 8,000 square feet, Bank and financial institutions, Restaurants and taverns having a gross floor area of less of fewer than 2,500 square feet, Places of worship, Schools, including nursery schools and child day-care centers, Marinas including the sale, repair and servicing of boats, commercial fishing and boating facilities and waterfront clubs, Parks and Playgrounds, Museums and libraries, Off-street parking facilities and Fire stations.
- Special Permit uses and structures include: Multifamily dwelling containing more than 12 more dwelling units, including elderly and congregate housing, Retail stores and personal and business services having a gross floor area of 8,000 square feet or more, Offices having a gross floor area of 8,000 square feet or more, including medical, Restaurants and taverns having a gross floor area of 2,500 square feet or more, Commercial recreation establishments, Gasoline service stations and the sale and service of motor vehicles, Public utility supply or storage facilities, Halfway houses with fewer than 200 square feet of living area per person, Boarding and rooming houses and group homes and Convalescent and nursing homes.

South Norwalk Business District (SNBD)

- Principle uses and structures in the South Norwalk Business District shall be for the following uses and no others: All uses permitted in a D Residence Zone, Offices including medical, Banks and financial institutions, Hotels and motels, Retail stores and personal services, Restaurants and taverns, Theaters

and auditoriums, Lodge, meeting and concert halls, Schools, including business and trade schools and studios, Mixed-use development, Research and development facilities, Museums and libraries and Off-street parking facilities.

- Special Permit uses and structures include: Commercial recreation establishments, Off-street parking structures and garages and Boutique manufacturing as an accessory use to a permitted retail use.

Marine Commercial District (MC)

- Principle uses and structures in Marine Commercial District shall be for the following uses and no others: Marinas, water based recreational uses, docks and port facilities, Recreational and commercial fishing and boating facilities, Finfish and shellfish processing plants, Shipyards, boat building and sales and marine repair facilities, Industrial, processing and storage facilities, dependent on waterborne transportation for the supply of product, Waterfront clubs, Marine research labs and related facilities, Parks, playgrounds, open space and public recreational facilities, Marine police, harbor master and other marine enforcement agencies and other water dependent uses.
- Special Permit uses and structures include: Multifamily dwellings including elderly and congregate housing, Restaurants and taverns, Offices, including medical, Hotels, Retail establishments and personal and business service shops, Public utility supply or storage facilities, the expansion of an existing manufacturing use and Terminals for freight or passengers arriving or departing by ship.

Business No. 2 (B2)

- Principle uses and structures in an Business No. 2 Zone shall be for the following uses and no others: All uses permitted in a D Residence Zone, Offices, medical and contractors, Banks and financial institutions, Hotels and motels, Retail stores and personal services, Restaurants and taverns, Theaters and auditoriums, Lodge, meeting and concert halls, Schools, including business and trade schools and studios, Mixed-use development, Research and development facilities, Museums, Off-street parking facilities.
- Special Permit uses and structures include: New Manufacturing facilities, Warehouse and distribution facilities, Gasoline stations and the sale and service of motor vehicles,

Halfway houses, Commercial recreation establishments, Expansion of existing contractor’s plant and storage yard, Animal care centers, Extended stay hotels, Retail stores having a gross floor area of more than 30,000 square feet, Helicopter landing site and Electric power generator.

Norwalk Zoning: Industrial

Industrial Zone No. 1 (I1)

- Principle uses and structures in the Industrial Zone No. 1 shall be for the following uses and no others: Manufacture, processing or assembly of goods, Warehouse, storage and wholesale distribution facilities, Transportation and bus storage facilities, Building materials sale and storage yards, including contractor’s storage yards, Offices including banks and financial institutions and contractor’s office, All principal uses permitted in the Marine Commercial Zone, Retail stores and personal services, Printing establishments, Municipal sewage treatment facilities, Research and development facilities and All uses permitted in a C Residence Zone..
- Special Permit uses and structures include: Municipal utility plant or storage yard, Gasoline stations and sale and service of motor vehicles, Propane gas storage of more than 30,000 gallons or cubic feet of natural gas other than public utilities, Asphalt and concrete plants and recycling of operations and crushing/ processing facilities, Motor vehicle storage and junkyards, Solid waste transfer stations, Commercial recreation facilities, Hotels, Adult day care centers, Helicopter landing sites and Animal care centers.

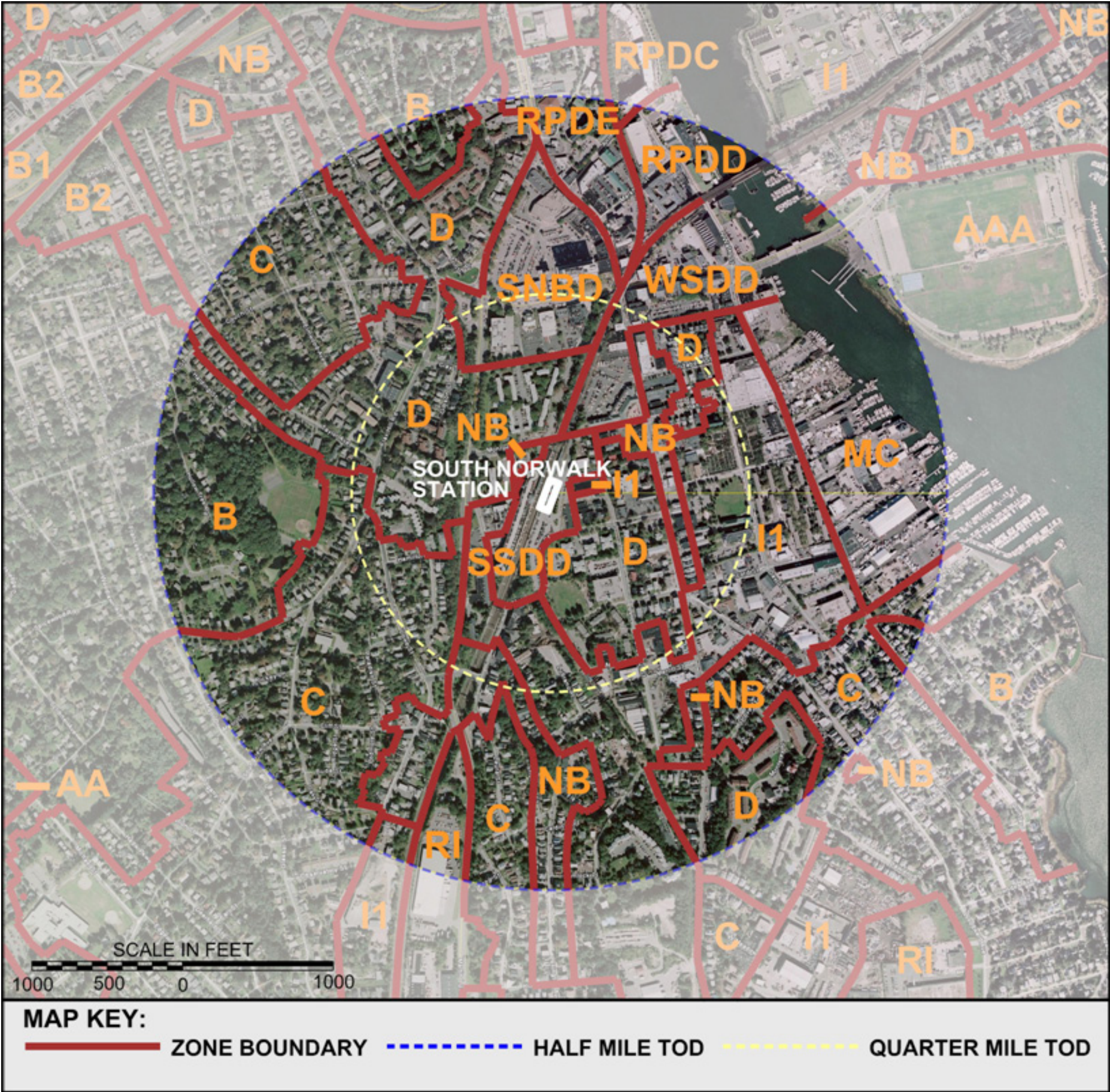
South Norwalk Station Zoning

The ¼ and ½ mile areas around the South Norwalk Station contain a variety of different Zone Districts. This variety reflects the unique nature of the SONO District/neighborhood of Norwalk.

The area surrounding the Station contains portions of the following Zone Districts:

- B: B Residence Zone
- C: C Residence Zone
- D: D Residence Zone
- L1: Industrial No. 1
- MC: Marine Commercial
- NB: Neighborhood Business District
- RI: Restricted Industrial
- RPDC: Reed Putnam Design District – Subarea C
- RPDD: Reed Putnam Design District – Subarea D
- RPDE: Reed Putnam Design District – Subarea E
- SNBD: South Norwalk Business District
- SSDD: SoNo Station Design District
- WSDD: Washington Street Design District

Today in the area surrounding the South Norwalk Station many of the various levels of density and types of mixed use development associated with TOD are not only permitted but encouraged by the existing Zoning Regulations.



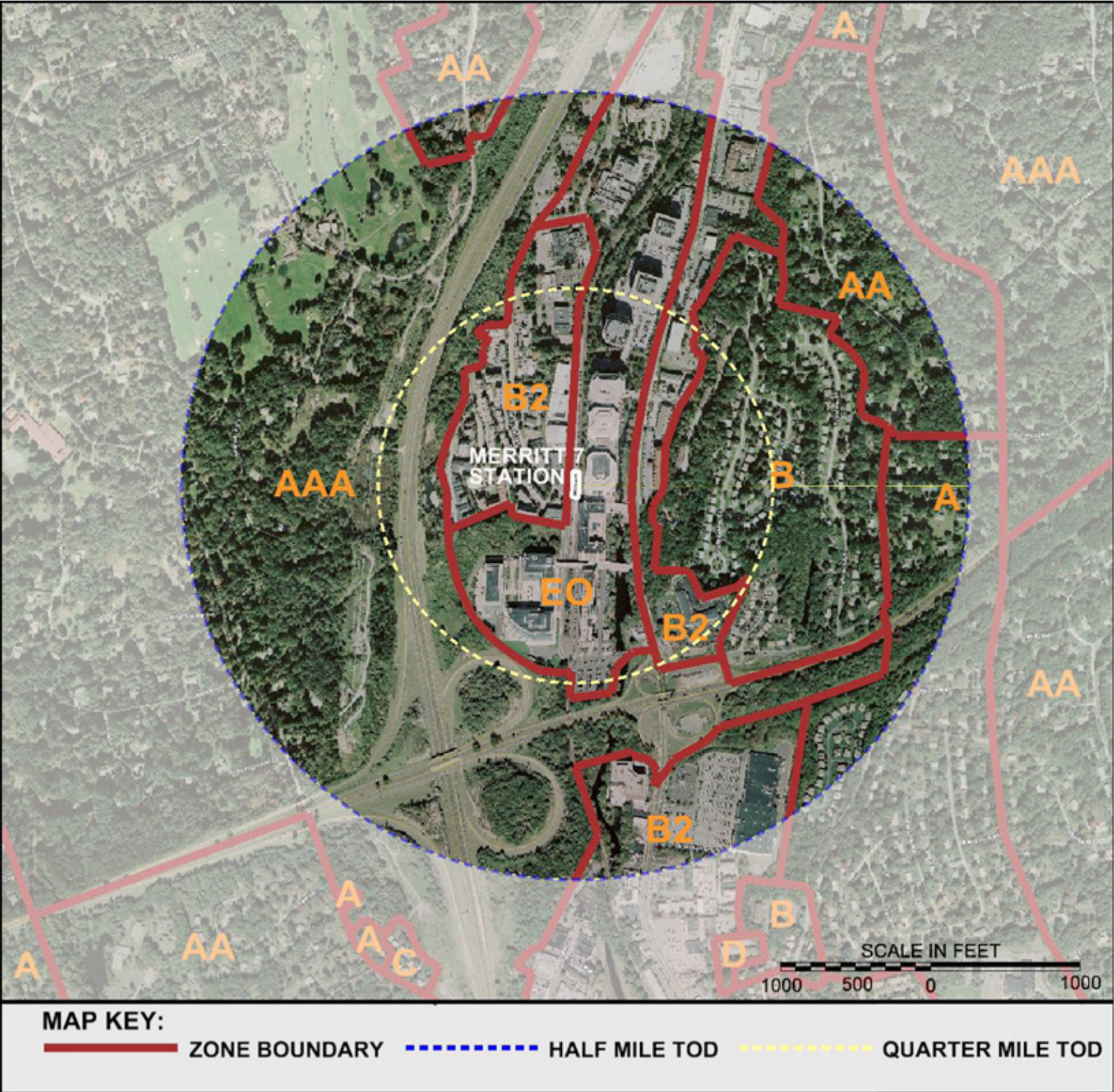
Merritt 7 Station Zoning

The ¼ and ½ mile areas around the Merritt 7 Station in Norwalk contain a number of different Zone Districts. These districts reflect the nature of the existing mixed use development around the station.

The area surrounding the Station contains portions of the following Zone Districts:

- A: A Residential Zone
- AA: AA Residential Zone
- AAA: AAA (AAA) Residence Zone
- B: B Residence Zone
- B2: Business No. 2
- EO: Executive Office Zone

Today in the area surrounding the Merritt 7 Station many of the various levels of density and types of mixed use development associated with TOD are not only permitted but encouraged by the existing Zoning Regulations.



Wilton Zoning: Residential

Single Family Residence District (R-1A, R-2A)

- Permitted uses: The following principal uses shall be permitted in all single-family residential districts as a matter of right: Single family dwellings, Farms, Open space, both private and public parks.
- Special Permit uses: Public and semi-public uses, Private membership recreation clubs, Public utility buildings, structures or uses. Radio or television reception or transmission facilities, Cemeteries, Planned Residential Developments, Nursing homes, Group homes, Riding stables, Congregate housing, Child care centers, Adult day care centers, Group day care home, Schools, both public and private, Adaptive reuse of historical structures, Professional offices for non-resident occupants, Bed and Breakfast accommodations, Permitted Accessory Uses: The following accessory uses shall be permitted in all single family residential districts: Private garages, sheds, buildings for housing domesticated animals. The display and sale of farm or garden produce, nurseries or greenhouse stock, Professional office or home occupations, Family day care homes, Accommodation of roomers or boarders, Garden houses, tool houses, playhouses and greenhouses, Conservation Developments and Planned Residential Developments.

Center Residence Apartments (CRA-10)

- Permitted uses: Single family attached dwellings, Multi-family dwellings, and attached dwellings, Senior citizen housing, Open space and Affordable housing units.
- Special Permit uses: Public and semi-public uses, Private membership recreation clubs, Public utility buildings, structures or uses. Radio or television reception or transmission facilities, Cemeteries, Nursing homes, Group homes, Congregate housing, Child care centers, Adult day care centers, Group day care home, Schools, both public and private.

Designed Residence District (DRD)

- Permitted Uses: Single family detached dwellings, attached dwellings, Open space, both private and public parks, Affordable housing.
- Permitted Accessory Uses include: Private garages,

Recreational facilities for use by residents and their guests, Professional office or home occupations for resident occupants, Family day care homes, Garden houses, tool houses, playhouses and greenhouses, Radio or television reception or transmission facilities.

- Special Permit uses: Public and semi-public uses, Private membership recreation clubs, Public utility buildings, structures or uses. Radio or television reception or transmission facilities, Cemeteries, Nursing homes, Group homes, Congregate housing, Adult day, Child Day care, Group day care home, Schools both public and private.

Design Retail Business District (DRB)

- The following principal uses with a GFA of 20,000 square feet or less, shall be permitted DRB Zone subject to Site Plan approval: Store and shops for retail businesses, Store and shops for personal service businesses, Banks or financial institutions, General offices, Medical offices, Retail Dry cleaning or laundry outlets, Child day care centers or group day care homes, Libraries, museums, art galleries, Adult day care centers, Printing, photocopy facilities, Dance or art studios and Caterers.
- The following principal uses shall be permitted in the DRB Zone subject to Special Permit and Site Plan approval: All permitted uses with a GFA of greater than 20,000 square feet, Restaurants without drive-thru facilities, Convalescent or nursing homes, Congregate housing, Banks or financial institutions with drive-thru facilities, Radio or television reception or transmission facilities and Public Utility buildings, Dwelling units located above street level stores or offices, Bed and Breakfast establishments, Movie theaters, Private membership recreation clubs, Health/fitness/racquet club, Assisted living facility, Schools, public or private, Civic/social/charitable organizations, Existing automotive sales and service facilities, and Sexually-Oriented Business.

General Business District (GB)

- The following principal uses with a GFA of 20,000 square feet or less, shall be permitted in the GB District subject to Site Plan approval: All permitted in the DRB Zone, Retail sales of home building supplies, Nurseries or garden supply stores, Funeral homes, Caterers, Equipment rental, Printing, photocopy

facilities, Health or fitness club, Restaurant, sit down, and Dance or art studios.

- The following principal uses shall be permitted in the GB District subject to Special Permit and Site Plan approval: All permitted uses with a GFA of greater than 20,000 square feet with a maximum size of 30,000 square feet for retail including any outdoor display, Commercial recreation facilities, if entirely enclosed, such as ice skating and roller skating rinks or bowling alleys. Wholesale or storage warehouses. Commercial kennels or veterinary hospitals. Contracting businesses, Automotive repair, Radio or television reception or transmission facilities and Public Utility buildings, Dwelling units located above street level stores or offices at a maximum density of three dwelling units per acre, Convalescent or nursing homes, Movie theaters, Restaurants without drive-thru facilities, Automotive rental, Car washes, Automobile sales and service and motor vehicle service stations, Congregate housing, Assisted living facility, Schools, public or private, Civic/social/charitable organizations, Banks or financial institutions and Manufacturing.

Wilton Center District (WC)

- The following principal uses with a GFA of 20,000 square feet or less, shall be permitted in the WC District subject to Site Plan approval: Store and shops for retail businesses, Store and shops for personal service businesses, except that the sale, service or rental of motor vehicles is excluded, Retail Dry cleaning or laundry outlets, Restaurants, sit-down, Banks or financial institutions, Offices for sale and leasing of real estate, Medical offices, Public or semi-public uses, Bed and Breakfast establishments, Health or fitness clubs, Printing, photocopy facilities and General offices.
- The following principal uses shall be permitted in the WC District subject to Special Permit and Site Plan approval: Grocery stores with a GFA greater than 20,000 square feet but not exceeding 60,000 square feet, Multi-family dwelling units not on street level nor first floor at a maximum density of five units per acre, Movie theaters, Child day care centers, Adult day care centers, Banks or financial institutions with a drive-in facility, General and medical offices with a GFA greater than 20,000 square feet, Public or semi-public library with or without a drive-up window with a GFA greater than 20,000 square feet but not more than 60,000 square feet.

Designed Enterprise District (DE-5)

- The following principal uses with a GFA of 20,000 square feet or less, shall be permitted in the DE-5 District subject to Site Plan approval: Research or development laboratories, Offices for business or professional uses, Manufacturing, Wholesaling, warehousing or storage uses, Printing, photocopy facilities, Retail sales of home building and maintenance materials.
- The following principal uses shall be permitted in the DE-5 District subject to Special Permit and Site Plan approval: All permitted site plans with a GFA greater than 20,000 square feet, Retail sales of home building supplies with a GFA of no greater than 30,000 square feet, Accessory dwelling units in single family residences, Convalescent or nursing homes, Private membership recreation clubs, Public Utility buildings Radio or television reception or transmission facilities, Congregate housing, Child day care center and Health and fitness club,

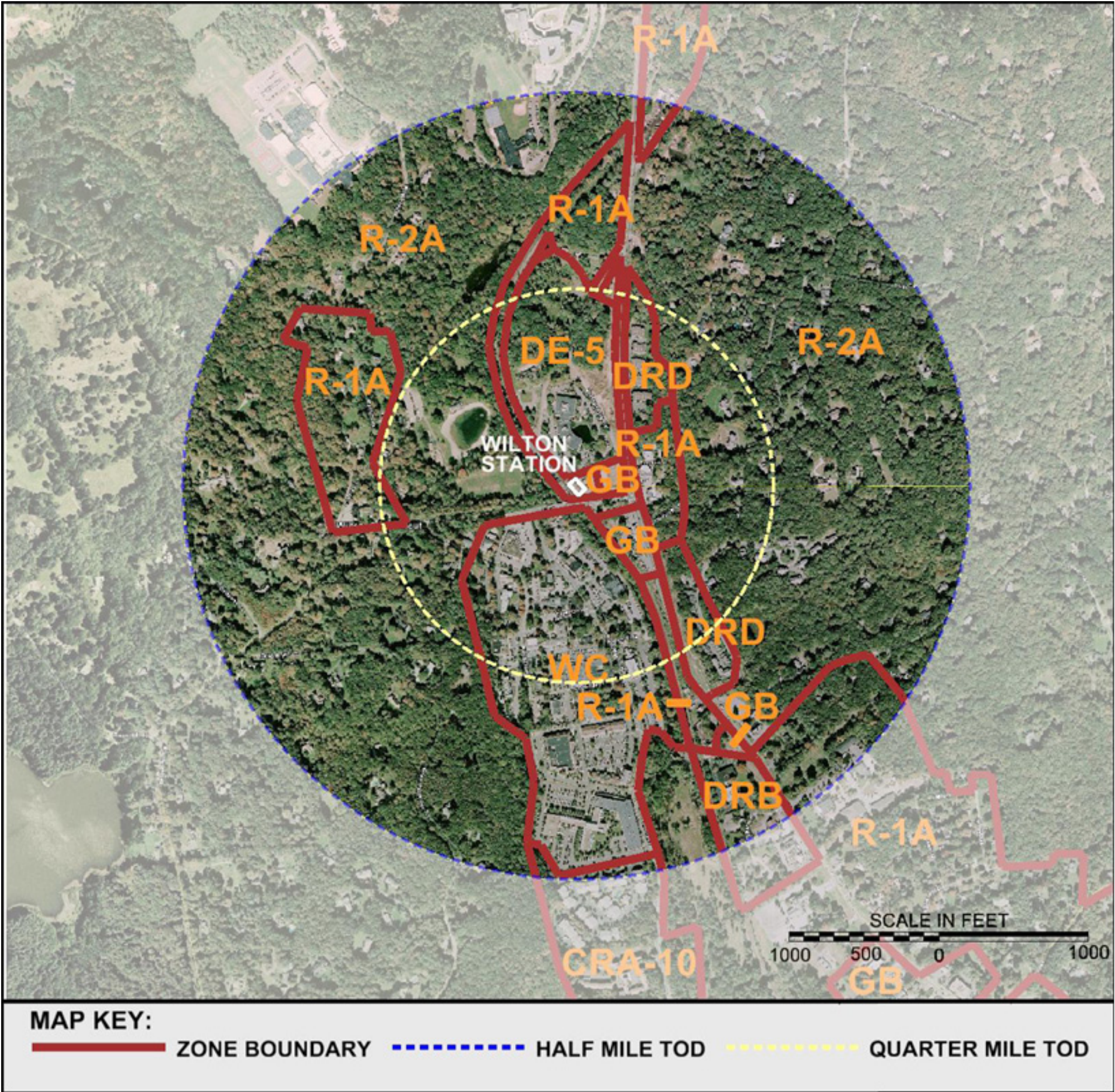
Wilton Station Zoning

The ¼ and ½ mile areas around the Wilton Station in Wilton contain a number of different Zone Districts. These districts reflect the nature of the existing mixed use development around the station today.

The area surrounding the Station contains portions of the following Zone Districts:

- CRA-10 : Center Residence Apartment Zone District
- DE-5: Design Enterprise Zone District
- DRD: Design Residence District
- GB: General Business District
- R1-A: Residence 1A Zone District
- R2-A: Residence 2A Zone District
- WC: Wilton Center Zone

Today in the area surrounding the Wilton Station many of the various levels of density and types of mixed use development associated with TOD are not only permitted but encouraged by the existing Zoning Regulations.



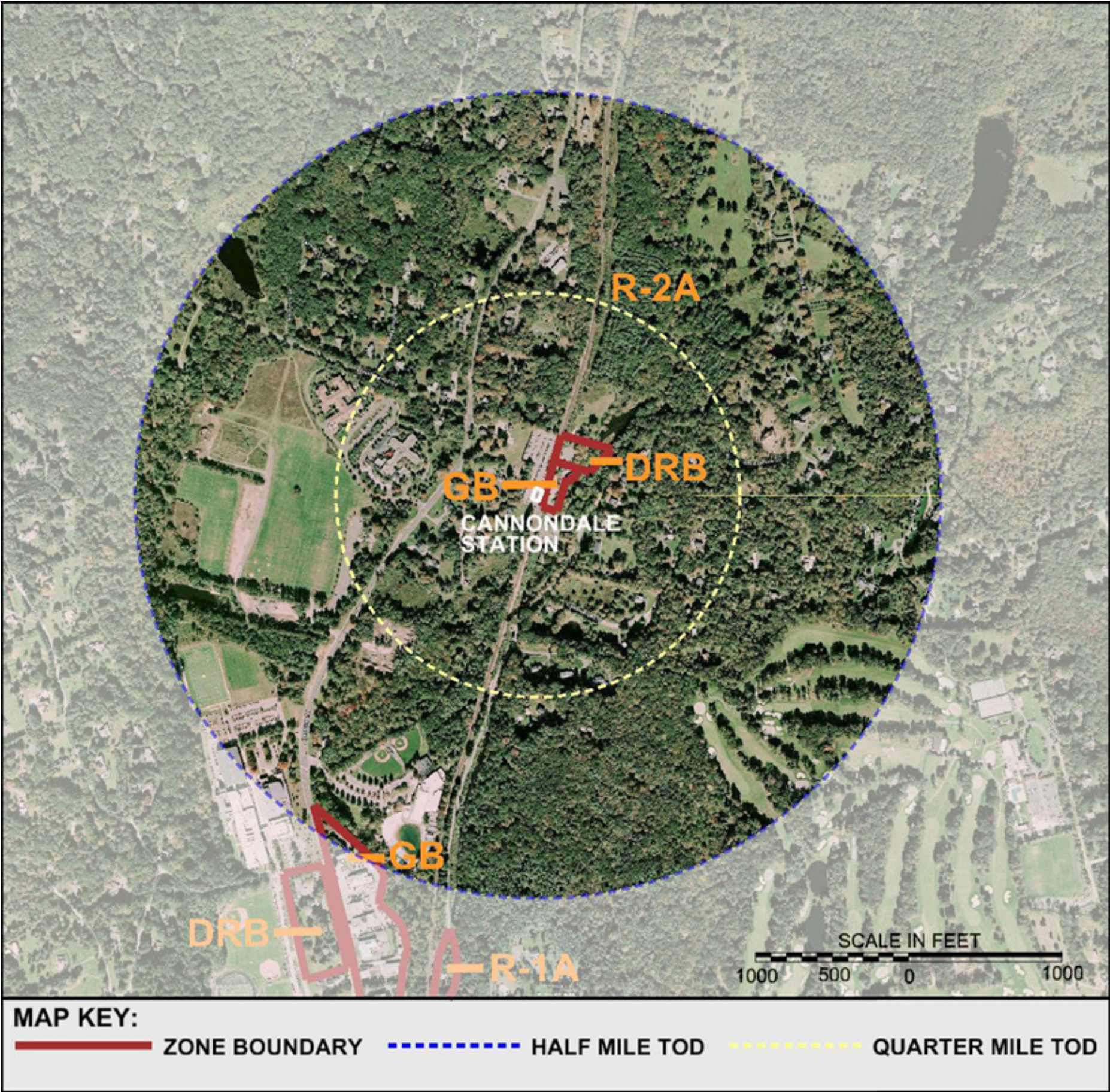
Cannondale Station Zoning

The ¼ and ½ mile areas around the Cannondale Station in Wilton contain only three different Zone Districts. These districts reflect the nature of the limited development around the station today.

The area surrounding the Station contains portions of the following Zone Districts:

- DRD: Design Residence District
- GB: General Business District
- R2-A: Residence 2A Zone District

The area surrounding the Cannondale Station has very limited development and the existing Zoning Regulations do not lend themselves to any kind of TOD.



Redding Zoning: Residential

Rural Residential (R-2), Low Density Residential (R-1), Suburban Residential (R-1/2), Village Residential (R-V)

- Permitted principal uses in the R-2, R-1, R-1/2 and RV Residential Zones include: A detached single- family dwelling one per lot, Public and private open space reservations, where maintained in a natural condition without buildings or activity areas, Farming, forestry and horticultural.
- Permitted accessory uses: Customary home occupations conducted on the premises by the residents of the premises. The professional office of a physician, dentist, architect, engineer, attorney, consultant, realtor, or any other member of a recognized profession, resident on the premises. The studio of an artist, craftsman, designer, musician, photographer, scientist or writer, resident on premises.
- Additionalpermittedaccessoryusesinclude:storagegarages and workshop for self-employed member of recognized trade. Detached accessory buildings and structures clearly incidental to the residential use of the principal dwelling. Recreational facilities limited to use by the residents on premises and their guests. On-site parking for recreational vehicles owned and in regular or seasonal use by residents on premises, Seasonal display and sale of farm, garden and nursery produce, when raised entirely on the premises.
- Permitted Special Uses: Public and privates schools, Churches and other places of worship, Public parks and recreational facilities, Town government and public safety facilities, Special residential complex (public housing) owned and operated by the Town of Redding, Public libraries, museums, nature centers, art galleries, Public utility and public service facilities, Private social and recreational clubs, Golf clubs, equestrian clubs and country clubs, Livery stables , riding academies, livestock farms and forest sawmills, Retail sale and processing of farm and forest produce, Cemeteries, Recreational camps, arboretums and conservation training centers, An accessory residential apartment, subordinate to a single-family dwelling, A public fair, Bed and Breakfasts and a Wireless telecommunication facility.

Special Development District (SDD)

- On application by the owner(s) of affected property in the NB, BC, or OR Zones or of a particular site recommended for such designation by the Town Plan of Development , the Redding Zoning Commission may establish a Special Development District Permitted.
- Principal uses shall be limited to one of the following: Retirement Village residential community deed-restricted to residents fifty (50) years of age and older. Life-care residential community, including a range of housing types and a nursing – care facility to serve the needs of the elderly and the infirm.

Redding Zoning: Commercial

Historic Mill Center District (HMC)

- Permitted Principle Uses: Stores and shops for the conduct of retail trade in customary household, personal and convenience goods, Bank, barber shop, beauty shop, tailor, photographer, appliance repair, retail bakery, food caterer, pharmacy, service agency and specialized schools, Full service restaurants, Laundry and dry cleaning outlet, Business and professional offices, U.S. Post office and Public parks and open space.
- Permitted Special Uses: Public and privates schools, Churches and other places of worship, Public parks and recreational facilities, Town government and public safety facilities, Special residential complex

Neighborhood Business Zone (NB)

- Permitted Principle Uses: Stores and shops for the conduct of retail trade in customary household, personal and convenience goods, Bank, barber shop, beauty shop, tailor, photographer, appliance repair, retail bakery, food caterer, pharmacy, service agency and specialized schools, Full service restaurants, Laundry and dry cleaning outlet, Business and professional offices, U.S. Post office and Public parks and open space.
- Permitted Special Uses: Retail, office, Civic public, institutional and utility uses, Corporate office and research facilities, Multiple-family residential, including apartments, condominiums, townhouses, or specialty elderly housing and A wireless telecommunication facility.

Business Center District (BC)

- Permitted Principle Uses: Stores and shops for the conduct of retail trade in customary household, personal and convenience goods, Bank, barber shop, beauty shop, tailor, photographer, appliance repair, retail bakery, food caterer, pharmacy, service agency and specialized schools, Full service restaurants, Laundry and dry cleaning outlet, Business and professional offices, U.S. Post office and Public parks and open space, Institutional and public service facilities, including schools, fire house, police station, library, museum, church, place of worship, community or cultural center, day-care facility, public agency, hospital, medical or dental clinic, nursing home, convalescent hospital, Funeral home and Private club, civic or fraternal organization.

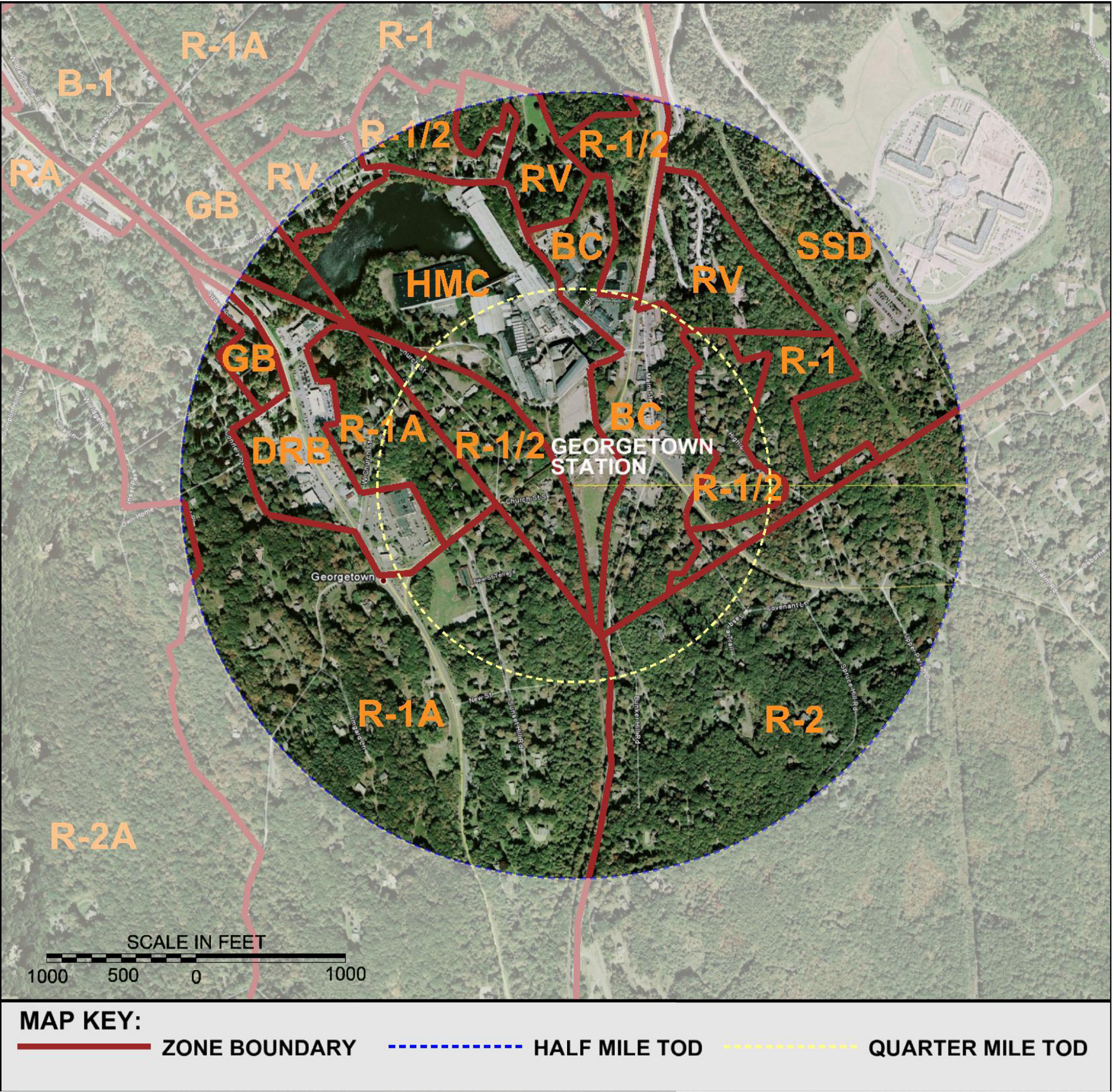
Georgetown Station (Planned) Zoning

The ¼ and ½ mile areas around the planned Georgetown Station in Redding contain a number of three different Zone Districts. These districts reflect the mixed use nature of the development within the vicinity of the proposed station today.

The area surrounding the Station contains portions of the following Zone Districts:

- BC: Business Center Zone
- HMC: Historic Mill Center Zone District
- R-1/2: Suburban Residential Zone District
- R-V: The Village Residential Zone

Today in area of Georgetown many of the various levels of density and types of mixed use development associated with TOD are not only permitted but encouraged by the existing Historic Mill Center Zoning Regulations.

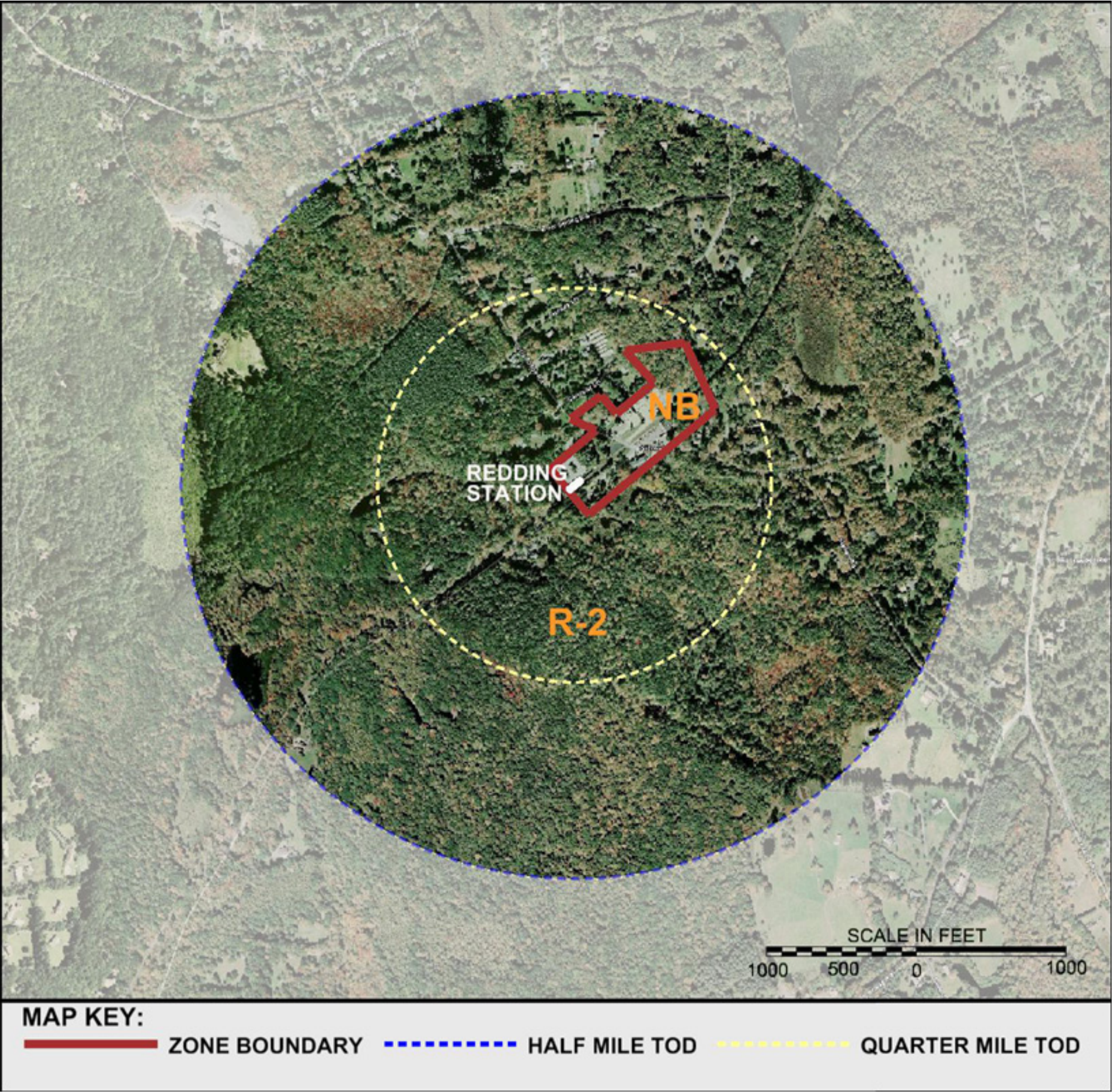


West Redding Station Zoning

The ¼ and ½ mile areas around the West Redding Station in Redding contain only two different Zone Districts. These districts reflect the limited nature of the development around the station today.

The area surrounding the Station contains portions of the following Zone Districts:

- NB: Neighborhood Business Zone District
- R-2: Rural Residential Zone District



Ridgefield Zoning: Residential

Residential 1-Acre (RA), Residential 2-Acre (RAA)

- Permitted as a matter of right: Conservation uses such as open space. Agricultural uses such as Farming, forestry, truck gardening, nursery gardening and the display and sale of farm and garden produce raised on the premises, government uses, institutional uses, recreational uses and cemeteries.
- Permitted with a Zoning Permit: Single family detached dwelling, accessory uses associated with a single family home, such as home-based business, family day care for children and accessory dwelling unit.

Ridgefield Zoning: Commercial

Business 1 (B-1)

- The following uses are permitted within an existing building by issuance of a Zoning Permit by the Zoning Enforcement Officer provided that no new floor area is created and no new additional parking is created. If additional parking is required, the Planning Director must approve change of use application. If new floor area is created, the uses are permitted by Special Permit: Retail store, Service establishment or personal service establishment, Business, professional or medical office, Real Estate office, Bank, Sit down restaurant, Food retail with seating for less than fifteen (15) customers.
- Uses requiring a Special Permit include: Construction which results in new floor area, municipal or government uses, Food retail with seating for more than fifteen (15) customers, Gasoline station, Sale of new or used motor vehicles, Motor vehicle repair or service, Bowling alleys, Golf driving range, Fitness center, Group day care homes, Educational or religious uses, Funeral homes, Commercial kennels, Veterinary hospitals, Indoor theater, Hotel or motel and Public Utility stations.

Light Industry (B-2)

- The following uses are permitted within an existing building by issuance of a Zoning Permit by the Zoning Enforcement Officer provided that no new floor area is created and no new

additional parking is created. If additional parking is required, the Planning Director must approve change of use application. If new floor area is created, the following uses are permitted by Special Permit: Service establishment or personal service establishment, Business, professional or medical office, Real Estate office, Bank, Sit down restaurant, Offices for executive, administrative or data processing activities.

- Uses requiring a Special Permit include: Construction which results in new floor area, municipal or government uses, Food retail with seating for more than fifteen (15) customers, Research laboratories, Manufacturing of precision or pharmaceutical products, Contractor’s yards and structures, Bowling alleys, Golf driving range, Fitness center, Group day care homes, Educational or religious uses, Funeral homes, Commercial kennels, Veterinary hospitals, Indoor theater, Hotel or motel and Public Utility stations.

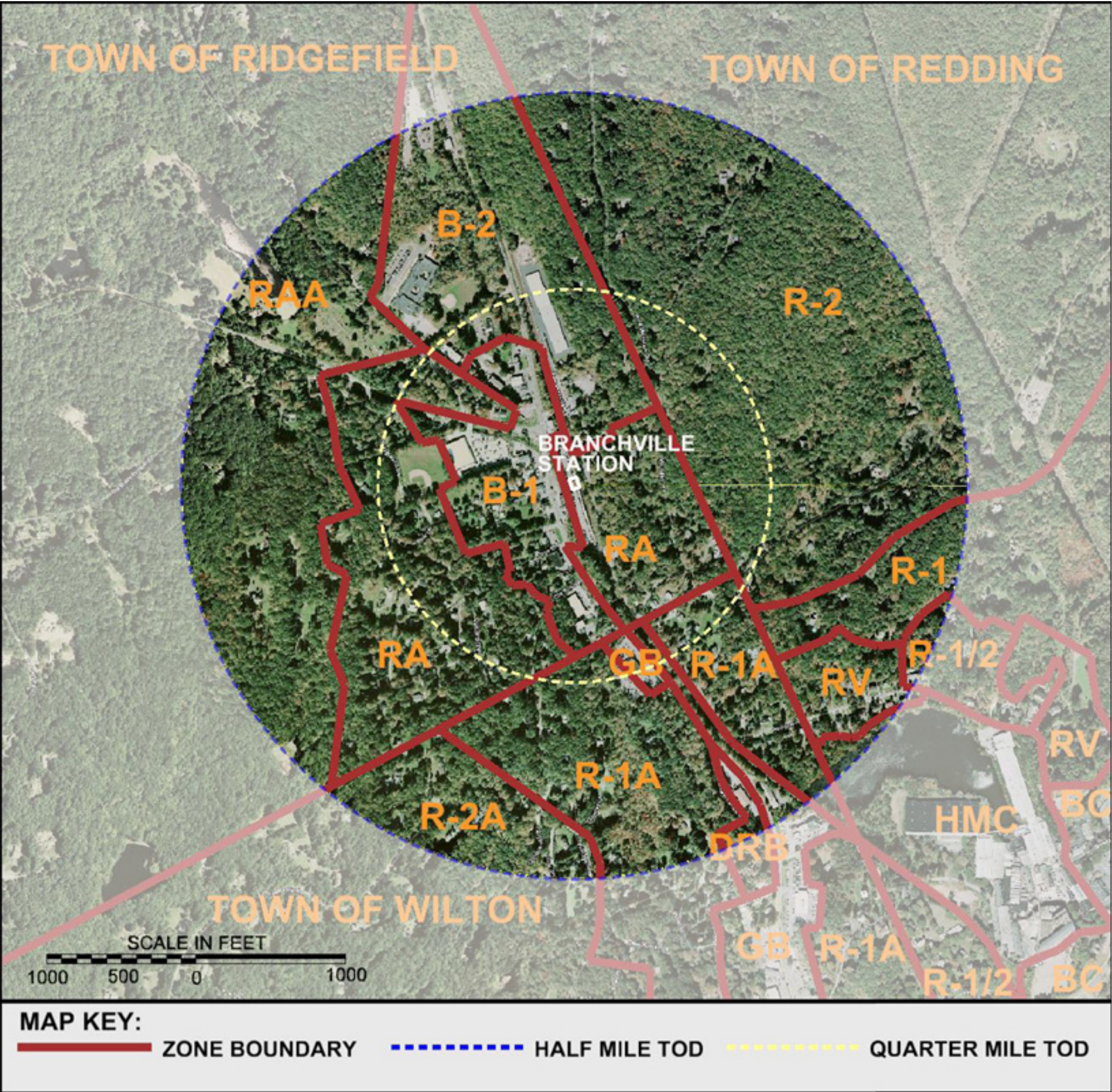
Branchville Station Zoning

The ¼ and ½ mile areas around the Branchville Station in Ridgefield contain a four different Zone Districts. These districts reflect the development existing land use around the station today.

The area surrounding the Station contains portions of the following Zone Districts:

- RA: Residential 1-Acre Zone
- RAA: Residential 2-Acre Zone
- B-1: Business 1 Zone District
- B-2: Business 2 Zone District

The area surrounding the Branchville Station on either side of Route 7 is very developed for an area without public water and sewer. The existing Zoning Regulations would need to be amended to allow for the mix of uses and densities needed for TOD.



Bethel Zoning: Residential

Residential Two-Family Zone (RR-10)

- Uses permitted as a matter of right include: Two-family dwelling, one per lot, Rooming house providing for the leasing of rooms or the taking of boarders conducted by the resident occupants only.
- Special permit uses include: Cluster development, Cemeteries, Church and Club.

Apartment/Professional Office Zone, (RMO)

- Uses permitted as a matter of right include: Professional office; Any use permitted in the RR-10 Zone; daycare facility.
- Special permit uses include: Any use permitted in the RR-10 Zone by special permit, 3- and 4-family dwellings, Apartments, Schools charging for instruction, and Group daycare facility.

Bethel Zoning: Commercial

Commercial Zone (C1)

- Permitted uses. Provided that the proposed building does not exceed 1,000 square feet in usable floor space, one or more of the following permitted uses may be provided within one structure: Sale at retail of Dry goods, Food, Hardware, Home furnishing, Supplies for art, hobbies, music, pets, books, drugs, flowers, gifts, hearing aids, leather goods, liquor (packaged only), luggage, musical instruments, office equipment, electronic equipment, bicycles, household appliances, etc.
- Service Businesses: Animal hospital or veterinarian and Banks, Barber shops, Clinics or laboratories, medical or dental, Dry cleaning, interior decorator, Locksmith, Hotel or motel which may include a restaurant, Licensed medical professional, Post office and walk in package delivery, Offices, Library, Repair shop, Church, Copy Center, Restaurants, (excluding fast food) and Self-serve automatic laundry establishment.
- Special permit uses. Uses and buildings in excess of 1,000 square feet in usable floor space as listed above as well as the following uses shall be permitted after the granting of a special permit. Sale at retail, similar to above.

- Light industrial use, Assisted living facility, Congregate housing, Continuing care retirement community, Nursing facility, Fire Station, Outside storage or display of materials, Athletic Club, use and operation of amusement devices, Recreational facility, including batting cages, miniature golf, putting course, tennis facilities, ice skating facilities and golf driving ranges.

Commercial Zone (C)

- Permitted uses. Provided that the proposed building or use does not exceed 1,000 square feet in usable floor space, and further provided that such uses shall be operated primarily as retail businesses and that nor more than one structure exists on the lot, one or more of the following uses may be operated: Any use permitted in the C1 Zone. Automobile gasoline filling stations, Automobile wash or detailing and Automobile salesroom. Billiard parlor, Blueprinting, Bowling alley, Club or lodge or fraternal organization, Restaurant, Electric substation, Fire Station, Gas regulator station, Hotel or motel, Laboratory, dental or medical, Licensed medical professional, Museum, Music studio, Newspaper distribution station, Park, Parking of motor vehicles, Railroad right-of-way, Police Station, Residential multi-family structure, Repair shop, Retail sales, Telephone exchange, Theater, Utility pumping station and Apartments in the same structure as other permitted uses.
- Uses requiring a Special permit include: Athletic club, more than one structure on a lot.

Bethel Zoning: Industrial

Industrial Park (IP)

- Permitted Uses include: Public services, including ambulance service, fire station, library, police station, post office and terminal for public vehicles (including repair or storage), Animal hospital or pet store, Bank or savings and loan association (state or federally chartered), Blueprinting, Clinic, dental or medical, Contractor yard for vehicles, equipment, materials and/or supplies, Utilities, including electric substations, gas regulation stations, telephone exchanges, pumping stations, above-ground water storage tank, water reservoirs and satellite and cable television facilities, Laboratory, Landing or takeoff area for rotorcraft, not including maintenance, repair, fueling or

hangar facilities, Licensed medical professional, Manufacturing, Motel, not including a trailer camp or trailer court, Motor vehicle service or gasoline filling station, Newspaper distribution station, Office, Parking and/or commercial storage of vehicles, Plant husbandry and sale of produce and plants raised on the premises; need not be enclosed, Railroad facilities, but not including shops, Repair, rental and servicing: the repair, rental and servicing of any commodity, the manufacture, processing fabrication, warehousing or sale of which commodity is permitted in the district, Repair shop for automobile bodies, Restaurant, excluding fast-food restaurant,

- Sale at retail: the sale at retail of the following: Hardware, Any commodity, manufactured, processed or fabricated only on the premises. Any commodity warehoused only on the premises, but only to the extent that the total floor area devoted to retail sales of all such warehoused commodities shall not exceed 20% of the gross floor area of the warehouse, Equipment, supplies and materials, except commercial explosives, designed especially for use in agriculture, mining, industry, business, transportation, building and other construction, Sale at wholesale or storage: the sale at wholesale, the warehousing and/or storage of any commodity except the following: live animals and commercial explosives, School for training in occupational skills. Enrollment may be open to the public or limited; may include dormitories for students and instructors, Trucking freight terminal, Day-care center, Adult day care and Light industrial.

- Special permit uses. The above referenced Permitted uses and buildings in excess of 1,000 square feet listed as well as the following uses are permitted with a special permit: Commercial kennel, Recreational facility, including athletic clubs, tennis facilities, ice-skating facilities and golf driving ranges, Fast-food restaurant, Manufacturing of Abrasives, Alcohol distillation, Animal by-products, Bone black, Brewery, Carbon black and lampblack, Charcoal, Cinder and cinder blocks, Clay and clay products, Coal or coke, Detergents, soaps and by-products using animal fat, Electric power generator station, Fermented fruits and vegetable products, Fertilizers, Glass, Glue and size, Grain milling, Graphite, Meat slaughtering or packing, Metals, Metal ingots, pigs castings, sheets or bars, Oils and fats (animal and vegetable), Paints, pigments, enamels, japans, lacquers, putty, varnishes, whiting and wood fillers, Paper pulp and cellulose, Paraffin, Petroleum and petroleum products, Portland and similar cements. Sawmill or planning mill and Tannery.

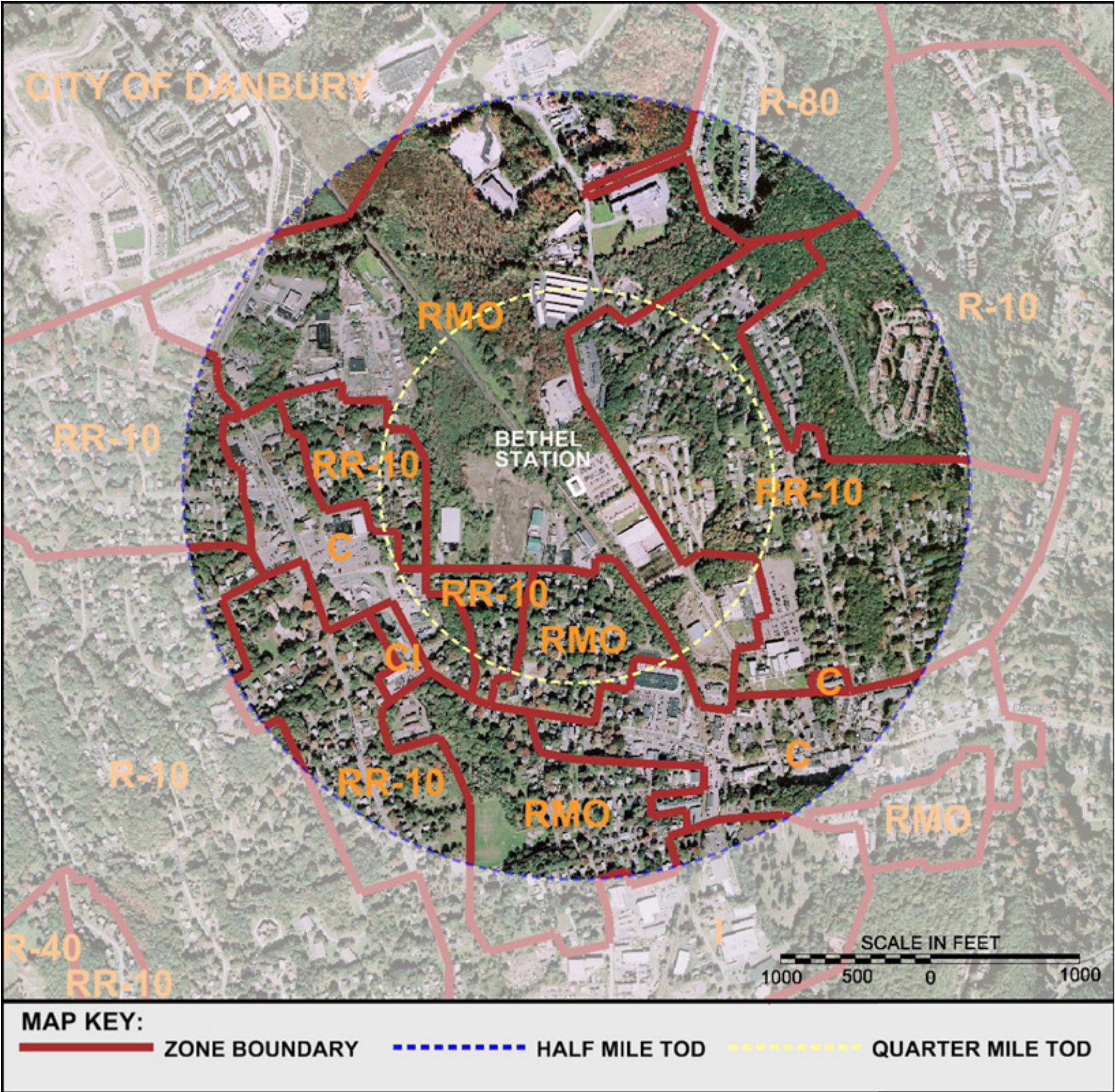
Bethel Station Zoning

The ¼ and ½ mile areas around the Bethel Station in downtown Bethel contain a number of different Zone Districts. These districts reflect the nature of the existing mixed use development around the station today.

The area surrounding the Station contains portions of the following Zone Districts:

- R-10: Residential Single-Family Zone District
- R-80: Residential Single-Family Zone District
- RM-O: Apartment Professional Office Zone District
- RR-10: Two-Family Residence Zone
- C: Commercial Zone
- C1: Commercial Zone

The existing Zoning does provide for a variety of uses and densities in the vicinity of the existing station. However the regulations would have to amended to provide for true TOD development. The 2007 Bethel Town Plan of Conservation and Development recommended identifying locations for compact, transit accessible, pedestrian-oriented, mixed use development, referred to as “Transit-Oriented Development”, (TOD), near the Bethel railroad station. HVCEO has assisted the Town of Bethel and has hired a consulting firm to prepare a study which will include a market analysis of the area and recommendations for new TOD zoning regulations for the designated area. The study is expected to be completed in early 2010.



Danbury Zoning: Residential

Single family Residential Zoning Districts (R-20, R-80)

- Land and structures may be used only for the following uses: Church or other place of worship, Firehouse, Nursery, kindergarten, elementary, secondary school, One family dwelling and Park, playground or recreational facility.
- Special Exception Uses: Cemetery, Childrens Bereavement counseling and education center, Cluster development, College or university, post secondary business or technical school, Country club, Day care center, Farming, Firehouse, Historic properties or structures, Museum and Telephone exchange, sewage or water pumping station, water storage facilities.

Multi-Family Residential Zoning District (RMF-4, RMF-6)

- Land and structures may be used only for the following uses: Apartment house, Cemetery, Church or other place of worship, Congregate housing, Continuing care facility, Day care center, Firehouse, Garden apartment, Nursery, kindergarten, elementary, secondary school, Nursing home, One family dwelling, Park, playground or recreational facility, Police station, Row house, Three family dwelling and Two family dwelling.
- Special Exception Uses: Grocery store Laundromat, Housing incentive option, Mobile manufactured home parks, Rooming or boarding house and Telephone exchange, sewage or water pumping station, water storage facilities.

Three Family Residential Zoning District (R-3)

- Land and structures may be used only for the following uses: Church or other place of worship, Firehouse, Nursery, kindergarten, elementary, secondary school, One family dwelling, Park, playground or recreational facility, Police station, Row house, Three family dwelling and Two family dwelling.
- Special Exception Uses: Cemetery, Congregate housing, Continuing care facility, Day care center, Nursing home, Telephone exchange, sewage or water pumping station, water storage facilities.

High Rise Residential Zoning District (RH-3)

- Land and structures may be used only for the following uses: Apartment house, Church or other place of worship,

College or university, Firehouse, Garden apartment, Hospital, Nursery, kindergarten, elementary, secondary school, One family dwelling, Park, playground or recreational facility, Police station, Row house, Shelter for homeless, Three family dwelling and Two family dwelling.

- Special Exception Uses: Business or professional office, Congregate housing, Continuing care facility, Day care center, Funeral home, Grocery store, Medical office, Nursing home, Telephone exchange, sewage or water pumping station, water storage facilities.

Danbury Zoning: Commercial

General Commercial Zoning District (CG-20)

- Land and structures may be used only for the following uses: Adult day care center, Ambulance service, Animal petting zoo, Assembly hall, banquet hall, dance hall, club, fraternal organization, Bakery wholesale, Banking or financial institution, Barber shop or beauty parlor, Business or professional office, Church or place of worship, Cleaning, laundering service, College or university, post-secondary business or technical school , Dairy, Firehouse, Funeral home, Grocery store, Health center, Hotel or motel, Library, Museum, Nursery, elementary, secondary school, Police Station, Post office, and Veterinary hospital or clinic.
- Special Exception Uses: Adult business, Automobile service station, Bus station, Car wash, Congregate housing, Continuing care facility, Contractor’s office, Convenience market, Day care center, Driving school, Hospital, Indoor theater, Medical office, Nursing home, Restaurant, fast food, Water storage facility, Wholesale distributor, Grocery store, Package store, Restaurant and Tavern.

Neighborhood Commercial Zoning District (CN-5)

- Land and structures may be used only for the following uses: Banking or financial institution, Barber shop or beauty parlor, Business or professional office, Church or place of worship, Cleaning, laundering service, Convenience market, Firehouse, Nursery, elementary, secondary school, One family dwelling, Park, playground, recreation facility, Post office, Restaurant, fast food restaurant, Retail stores and shops and Sewer and

waste water pumping station.

- Special Exception Uses: Package store, Restaurant and Tavern.

Central Business Zoning District (C-CBD)

- Land and structures may be used only for the following uses: Banking or financial institution, Barber shop or beauty parlor, Business or professional office, Church or place of worship, Cleaning, laundering service, Club, Employment agency, Entertainment/education center, Firehouse, Fraternal organization, Funeral home, Grocery store, Health center, Hotel or motel, Indoor theater, Institution for instruction in a skill or vocation, Library, Medical office, Museum, Nursery, elementary, secondary school, One family dwelling, Park, playground, recreation facility, Police Station, Post office, Restaurant, fast food restaurant, Retail stores and shops, Shelter for homeless, Telephone exchange, sewer or water pumping station, water storage facilities, Three family dwelling and Two family dwelling.
- Special Exception Uses: Grocery store, Package store, Restaurant and Tavern.

Danbury Zoning: Industrial

Light Industrial Zoning District (IL-40)

- Land and structures may be used only for the following uses: Adult day care center, Assembling or finishing of materials, Bakery, wholesale, Banking or financial institution, Business or professional office, Carpentry, woodworking, millwork or upholsterer, Cleaning, laundering service, Contractor’s office, Day care center, Firehouse, Fuel cell power generation facility, Institution for instruction in a skill or vocation, Manufacturing, Park area, parking garage, Plants for printing or engraving, Police Station, Post office, Repair of automobiles and Research or testing laboratories.
- Special Exception Uses: Airport, Airport passenger terminal, Automobile service station, Bus terminal, Gymnasium or health center, Hotel or motel, Medical office, Metal finishing, Storage and dry processing of waste paper, Storage or sale of building materials, Transfer station, Transformer substation, Truck terminal and Wholesale distributor.

General Industrial Zoning District (IL-80)

- Land and structures may be used only for the following uses: Assembling or finishing of materials, Bakery, wholesale, Banking or financial institution, Business or professional offices, Carpentry, woodworking, millwork or upholsterer, Cleaning, laundering service, Contractor’s office, Day care center, Firehouse, Fuel cell power generation facility, Manufacturing, Metal fabrication, Monument or stone cutting plant, Park area, parking garage, Plants for printing or engraving, Police Station, Post office, Repair of automobiles and Research or testing laboratories, Telephone exchange, sewer or water pumping station, Textile spinning, weaving, manufacturing, dyeing, printing or processing, excluding tanneries, Wood waste processing.
- Special Exception Uses: Electric power plant, Machine manufacturing, Manufacture of bricks, tiles, terra cotta, concrete and concrete products, Metal finishing, plating, grinding, polishing, Petroleum distribution and storage, Processing of fur and wood, Screening of earth materials, Sewage treatment facility, transformer substation, Smelting refining metals, Storage of concrete products, Storage or manufacture of bituminous products, Storage, sale construction equipment, Tool and die making, Truck terminal, warehouse, moving and storage establishment, self-service storage and Wholesale distributor.

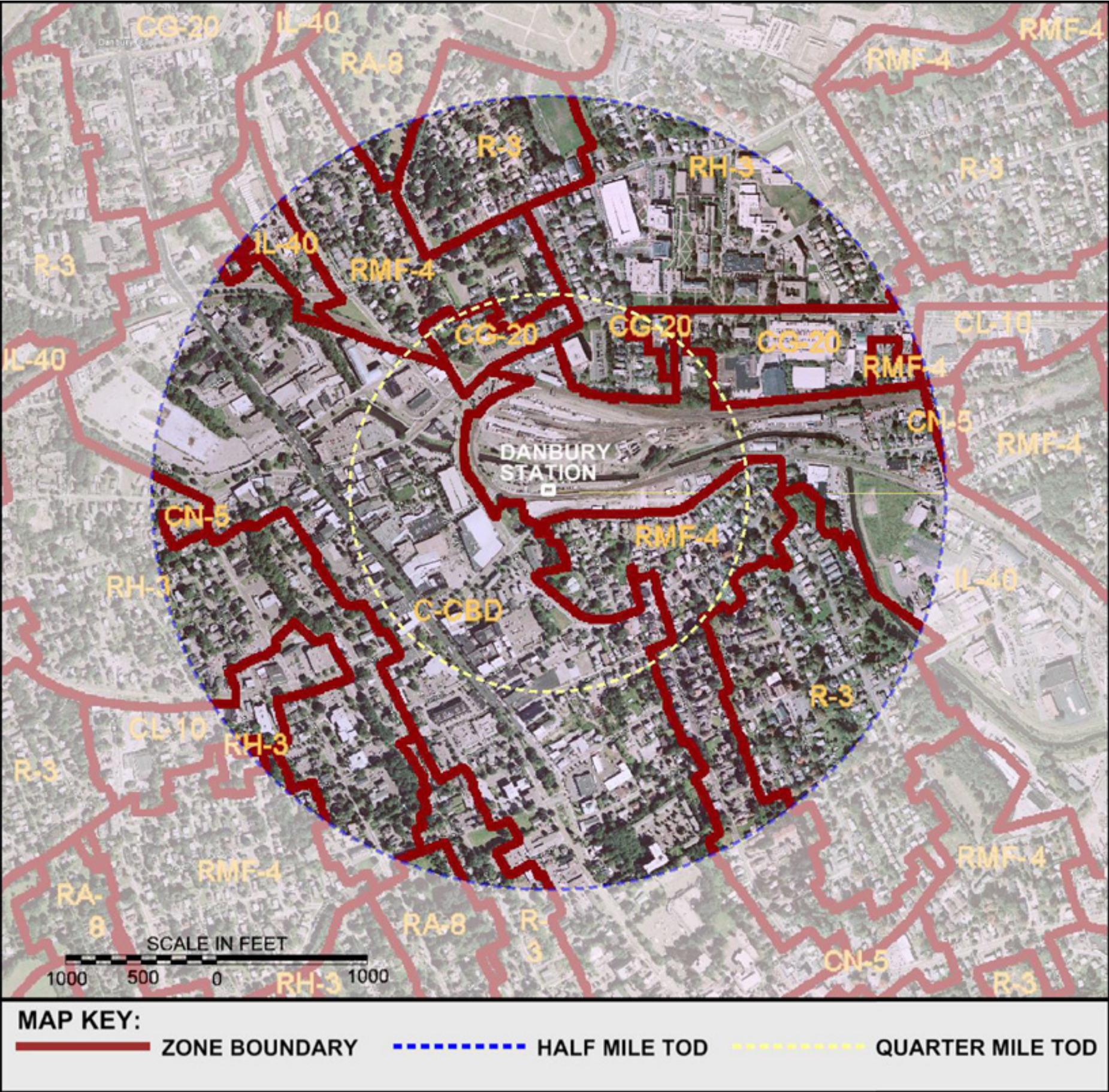
Danbury Station Zoning

The ¼ and ½ mile areas around the Danbury Station in downtown Danbury contain a number of different Zone Districts. These districts reflect the existing mixed use development around the station today.

The area surrounding the Station contains portions of the following Zone Districts:

- C-CBD: Central Business District
- CG-20: General Commercial Zone
- CN-5: Neighborhood Commercial District Zone District
- IL-40: Light Industrial District Zone District
- R-3: Three Family Residential Zone
- RH-3: High Rise Residential Zone
- RMF-4: Residential Multi-family Zone

Today the area surrounding the Danbury Station contains many of the components of TOD. The various levels of density and types of mixed use development associated with TOD are not only permitted but encouraged by the some of the existing Zoning Regulations.



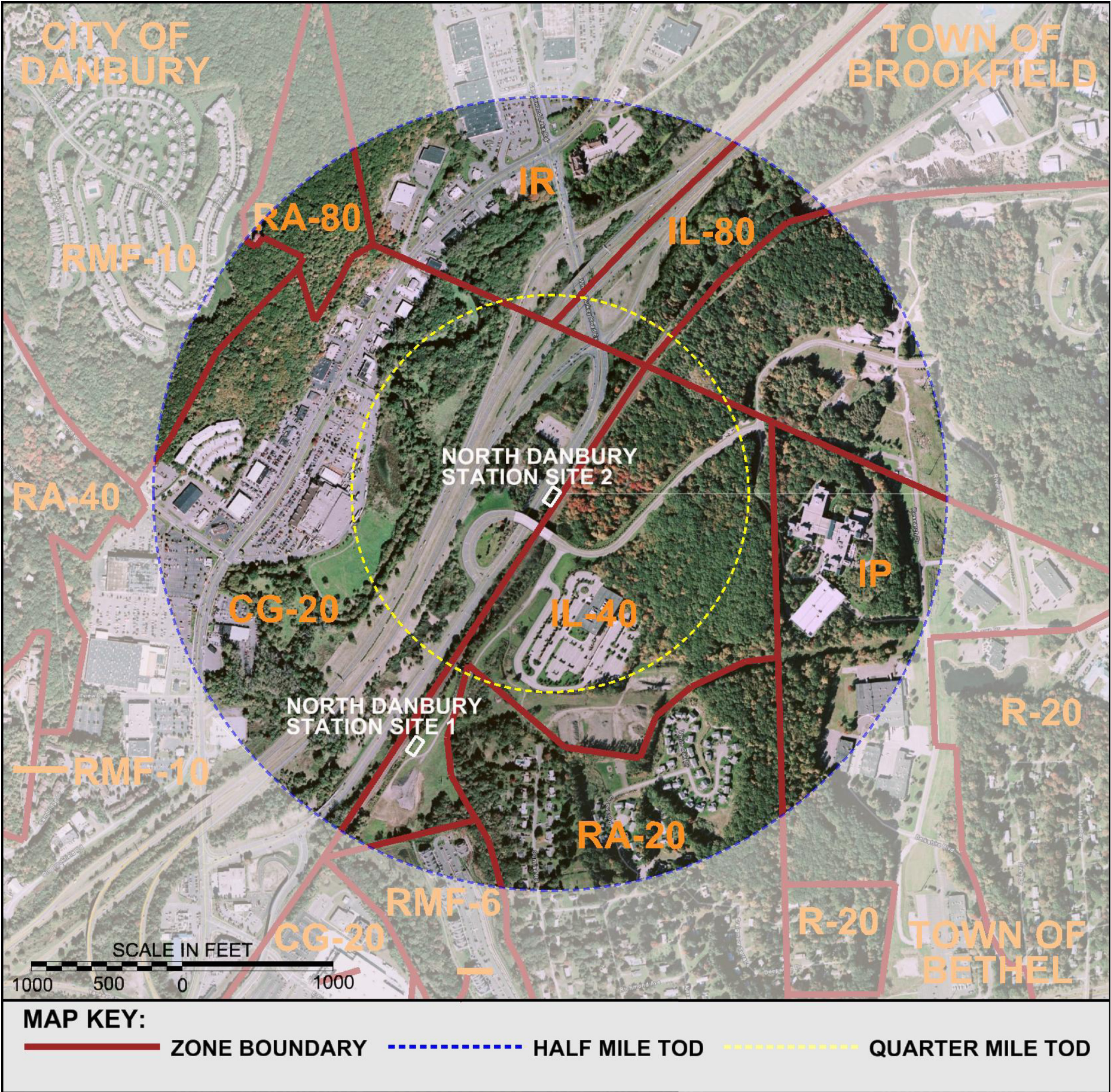
North Danbury Station Options #1 and #2 Zoning

The ¼ and ½ mile areas around the two potential locations of the Danbury North Station in Danbury contain a number of different Zone Districts. These districts reflect the existing mixed use development around the proposed station areas today.

The area surrounding the two sites contains portions of the following Zone Districts:

- CG-20: General Commercial Zone (CG -20)
- IL-40: Light Industrial District (IL-40)
- RA-20: Single Family Residential District
- RA-80: Single Family Residential District

The City of Danbury would need to determine if this were a suitable area for TOD. It is important to note that the existing regulations do not provide for the mix of uses and densities needed to provide for TOD development. New zoning regulations would be needed to encourage and allow for TOD in Danbury. .



Brookfield Zoning: Residential

Residence District, (R-40), (R-80)

- Permitted uses: One-family dwellings, Customary home occupations, The letting of rooms or furnishing of board, Agricultural, farming, silviculture, landscaping, truck or nursery gardening., Livestock, poultry farming, Guest house, apartment and Noncommercial livestock, poultry.
- The following uses may be permitted, after obtaining Design Review Approval and other conditions: Schools, colleges operated by the government or nonprofit corporation, Private schools for pupils below high school, Private nursery schools, Churches, Clubs, lodges, community house, Libraries, museums, auditorium operated by the government or nonprofit corporation, Hospitals, sanatoriums operated by the government or nonprofit corporation, Privately owned sanatoriums, Fire or police station, Electric transformer station, Public parks, Cemetery, Multifamily dwellings, Business or secretarial schools with dormitories located on the same property as the school buildings and Antenna(s) and antenna towers.

Brookfield Zoning: Commercial

Village Business District (VBD)

- Permitted uses: Theatres, place of assembly, Caretaker, proprietor quarters, State, federal, municipal buildings, Greenhouses, Livestock, Silviculture, Sales of site produce, Truck garden, nursery, gardening, Offices, general, professional, sales and services, Indoor courts, pools, sporting areas, Taverns, Sales of general retail, products, supplies, equipment, Under-building parking garage, Personal care centers and shops, Rental equipment & supplies, Repair autos, Repair vehicles, boats, light aircraft, Repair business and computer equipment, Utilities, electrical, telephone and water.
- Special Permit Uses: Assisted living facilities, Convalescent & Nursing homes, Apartment upper floor commercial, Planned age restricted community, Hotels, motels, Conference centers, Offices, medical, Restaurants, Sales of alcoholic beverages, Flower, garden nursery center, Schools, private, public day care, preschool, Car wash and Garage, service station.

Restricted Industrial/Commercial District (IRC 80/40)

- Permitted uses: Cemeteries, Caretaker proprietor quarters, State, federal, municipal buildings, Greenhouses, Livestock, Silviculture, Sales of site produce, Truck garden, nursery, gardening, Manufacturing, production, Offices corporate, general business, professional non-medical, sales and services, Health, fitness centers, Gymnasiums, Indoor courts, pools, sporting areas, Research laboratories, Taverns, Sales of general retail, products, supplies, equipment, Supermarkets, Sales room with outdoor display of autos, boats, trailers, Wholesale establishments and Under-building parking garage.
- Restrictions or Special conditions apply to these uses Special Permit Uses: Church, parish house and centers, Theaters, places of assembly, Club, community houses, Assisted living facilities, Convalescent & Nursing homes, Affordable housing, Multi-family, Sales of site produce, Manufacturing, production, Hotels, motels, Conference centers, Offices, medical, dental, Publishing, books, periodicals, videos, distribution, Outdoor courts, pools, playing fields, Riding stables, boarding, livery, Restaurants, Sales, alcoholic beverages, supermarkets, Schools, private, public day care, preschool, Car wash, Cleaning, laundry, wash center, Craftsman shop, Food preparation, catering, Garage, service station, Garage maintenance for Buses, Landscaping, Contractors equipment, indoor storage, outdoor storage and Telecommunications towers and antennae.

Brookfield Zoning: Industrial

Limited Industrial District North (IR80N)

- Permit uses include: Cemeteries, Caretaker proprietor quarters, State, federal, municipal buildings, Greenhouses, Livestock, Silviculture, Truck garden, nursery, gardening, Manufacturing, Offices corporate, general business, professional non-medical, sales and services, Health, fitness centers, Gymnasiums, Indoor courts, pools, sporting areas, Research laboratories, Wholesale establishments, Under-building parking garage, and TV and data facilities.
- Restrictions or Special conditions apply to these uses: Sales of site produce, Manufacturing, production of instruments, scientific, medical, musical, machinery & tools, Automotive, Building materials, Pharmaceuticals, Food, candy, Hardware,

Offices, medical, dental, Publishing, books, periodicals, videos, distribution, Offices, medical, dental, Publishing, books, periodicals, videos, distribution, Outdoor courts, pools, playing fields, Riding stables, boarding, livery, Craftsman shop, Landscaping, Contractors equipment, indoor storage and Telecommunications towers and antennae.

Limited Industrial District (IL80)

- Permit uses include: Cemeteries, Caretaker proprietor quarters, State, federal, municipal buildings, Greenhouses, Livestock, Silviculture, Sales of site produce, Truck garden, nursery, gardening, Offices corporate, general business, professional non-medical, sales and services, Health, fitness centers, Gymnasiums, Indoor courts, pools, sporting areas, Research laboratories, Wholesale establishments, Under-building parking garage, Repair of vehicles, boats, light aircraft, Contractor’s equipment, Farm & garden equipment, Business and computer equipment, Storage of autos, boats indoor and outdoor, Warehouses & Distribution centers, Utilities including lines, substations, & accessory buildings and TV and data facilities.
- Restrictions or Special conditions apply to these uses: Assisted living facilities, Convalescent & Nursing homes, Sales of site produce, Hotels, motels, Conference centers, Manufacturing, production of instruments, scientific, medical, musical, machinery & tools, Automotive, Building materials, Pharmaceuticals, Food, candy, Hardware, Offices, medical, dental, Publishing, books, periodicals, videos, distribution, Outdoor courts, pools, playing fields, Riding stables, boarding, livery, Diner/coffee shop, Full service tables, liquor, Craftsman shop, Garage-buses, Landscaping, Contractors equipment indoor/outdoor storage and Telecommunications towers and antennae.

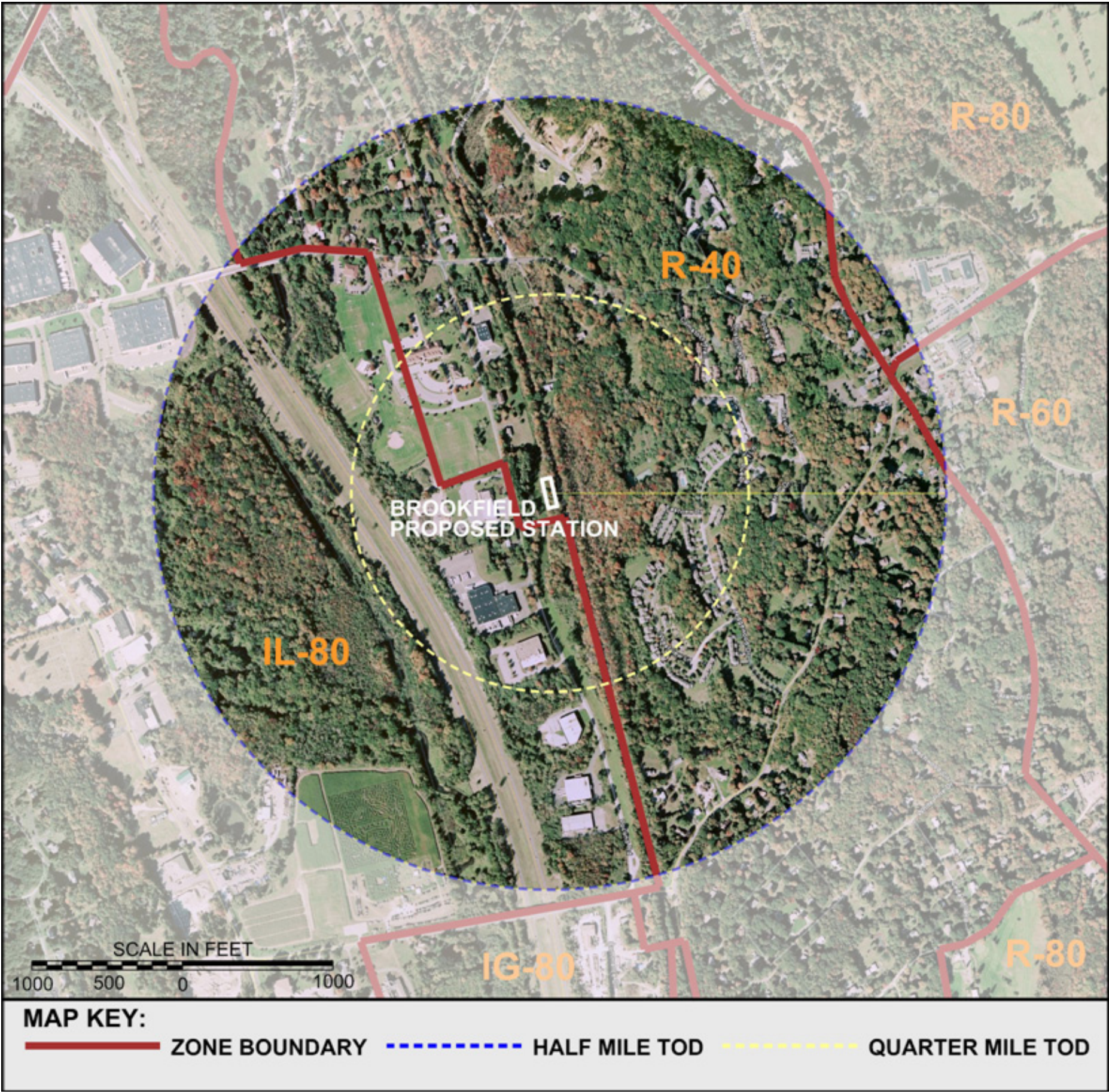
Brookfield Station Option #1 Zoning

The ¼ and ½ mile areas around Station Option #1 (Pocono Road) for the proposed station in Brookfield contain only two Zone Districts. These districts reflect the limited nature of development around this site area today.

The area surrounding this site contains portions of the following Zone Districts:

- IL-80: Limited Industrial Zone
- R-40: Residence District

The Town would need to determine if this were a suitable area for TOD. It is important to note that the existing regulations do not provide for the mix of uses and densities needed to provide for TOD development. New zoning regulations would be needed to encourage and allow for TOD in Brookfield.



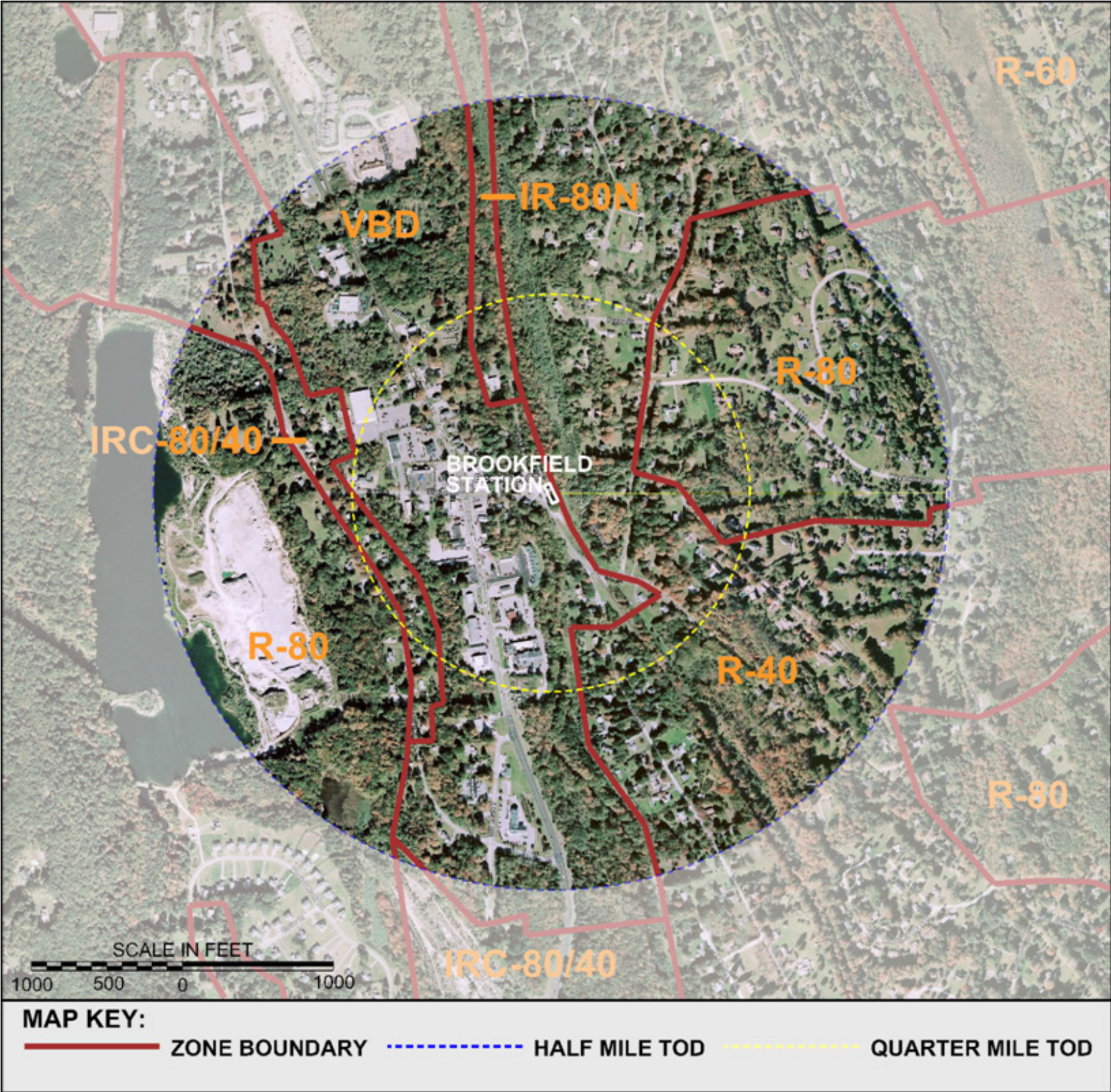
Brookfield Station Option #2 Zoning

The ¼ and ½ mile areas around Site Option #2 (Whisconier Road) for the proposed station in Brookfield contain a number of different Zone Districts. These districts reflect the nature of development around this site area today.

The area surrounding tthis site contains portions of the following Zone Districts:

- IR-80N: Limited Industrial District North
- R-40: Residence District
- R-80: Residence District
- VBD: Village Business District

The Town would need to determine if this were a suitable area for TOD. It is important to note that the existing regulations do not provide for the mix of uses and densities needed to provide for TOD development. New zoning regulations would be needed to encourage and allow for TOD in Brookfield.



New Milford Zoning: Residential

Residential (R-20), (R-8), (R-5)

- In a single family residence district no building or premises shall be erected or altered, designed to be used except for one or more of the following uses: A single detached dwelling for not more than one family is permitted as a matter of right, Farming, forestry, truck gardening, nursery gardening and the display and sale of farm and garden produce raised on the premises, The keeping of horses or livestock, Home occupations and Accessory apartments.
- Special Permit Uses: Church, School, College, Public library, Public museum, Community building, Public park, Public recreational building, School or college stadium or athletic field, Golf course, Riding academy, Water supply reservoir, Well or filter bed, Philanthropic institutions, Hospitals, nursing homes, convalescent homes, Cemeteries, Municipal buildings including fire stations, Planned senior housing community, Continuing care community, Congregate housing and Marina.

Residential (R-8-2)

- In a two family residence district no building or premises shall be erected or altered, designed to be used except for one or more of the following uses: Any use permitted by right in a single family residence zone, A two family dwelling served by public sewer and water.
- Special Permit Uses: Church, School, College, Public library, Public museum, Community building, Public park, Public recreational building, School or college stadium or athletic field, Golf course, Riding academy, Water supply reservoir, Well or filter bed, Philanthropic institutions, Hospitals, nursing homes, convalescent homes, Cemeteries, Municipal buildings including fire stations, Planned senior housing community, Continuing care community, Congregate housing and Marina.

Multiple Residence District (MR)

- In a multiple residence district no building or premises shall be erected or altered, designed to be used except for other than those permitted in a residence district or for Multi-family development permitted by special permit and application for site plan approval.

New Milford Zoning: Commercial

Restricted Business (B-1)

- The following uses are permitted as a matter of right in B-1 zone subject to site plan approval in accordance with the provisions of Chapter 175 and issuance of a Zoning Permit by the Zoning Enforcement Officer: Any use permitted by right and by special permit in a single family residence zone, Banks, Business offices, Professional offices, Hotels and motels, Indoor Theaters, Retail sales, Bakeries, Grocery stores, Restaurants and Assembly hall.
- Special Permit Uses: Any building which exceeds 25,000 square feet of gross floor area, Any use which is projected to generate more than 500 motor trips per day, Any restaurant proposing to provide live entertainment, Shop for making articles to be sold at retail on the premises and A combination of residential and B-1 uses.

General Business (B-2)

- The following uses are permitted as a matter of right in the B-2 Zone subject to site plan approval in accordance with the provisions of Chapter 15 and issuance of a permit by the Zoning Enforcement Officer: All uses permitted in a by right and by special permit in Business 1 Zone may be permitted subject to the same conditions as noted in that section, Wholesale sales office or sample room, Garage for auto customizing, with all vehicles to be customized stored inside, Garage for repair of motor vehicles, with no outside storage of motor vehicles.
- Special permit uses include: Garage for auto customizing, with all vehicles to be customized stored outside, Garage for repair of motor vehicles, with outside storage of motor vehicles, Sales/repair of new and used motor vehicles with or without outside storage of vehicles, Sales/repair of new or used boats, jet skis or other watercraft, Research laboratories, Carpentry, woodworking, and millwork manufacturing, Manufacturing, Newspaper and printing establishments, Shops for assembling articles to be sold at wholesale, Shops for manufacturing, Warehousing, Construction yards with outside storage and Outside storage of any material associated with assembly, manufacturing or research facilities.

Business Zone (B-4)

- A use permitted in a single-family residential district is permitted as matter of right.
- By special permit and site plan approval, any use permitted as a matter of right in a Business 1 Zone.

Village Center District Zone (VCD)

- Uses permitted in a Village Center District Zone: Any use permitted in a Business 1 Restricted Zone.
- Multi-family housing may be permitted provided that such housing is developed by the Town of New Milford or by a non-profit organization. It consists of 4 dwelling units with a minimum size of 750 square feet and is served by municipal sewer and water.

New Milford Zoning: Industrial

Industrial

- Any building or premises may be used for any uses permitted in a B-1 or B-2 business zone. Also permitted, subject to approval of a site plan and landscaping plan per Chapter 15 are wholesale business, offices, kennels, storage warehouses, manufacturing, processing and assembly of goods.

Restricted Industrial (RI)

- No uses are permitted as a matter of right. The following uses are permitted as a matter of right subject to site plan approval by the Zoning Commission and issuance of a Zoning Permit by the Zoning Enforcement Officer
- Corporate Headquarters, Wholesale office, Research laboratories, Manufacturing, Warehousing, Truck and bus facilities and distribution centers, Fire Training Facility, Financial services, Nursery, Indoor Sports Complex and Garage for repair of motor vehicles and Outside storage of and display of inventory.

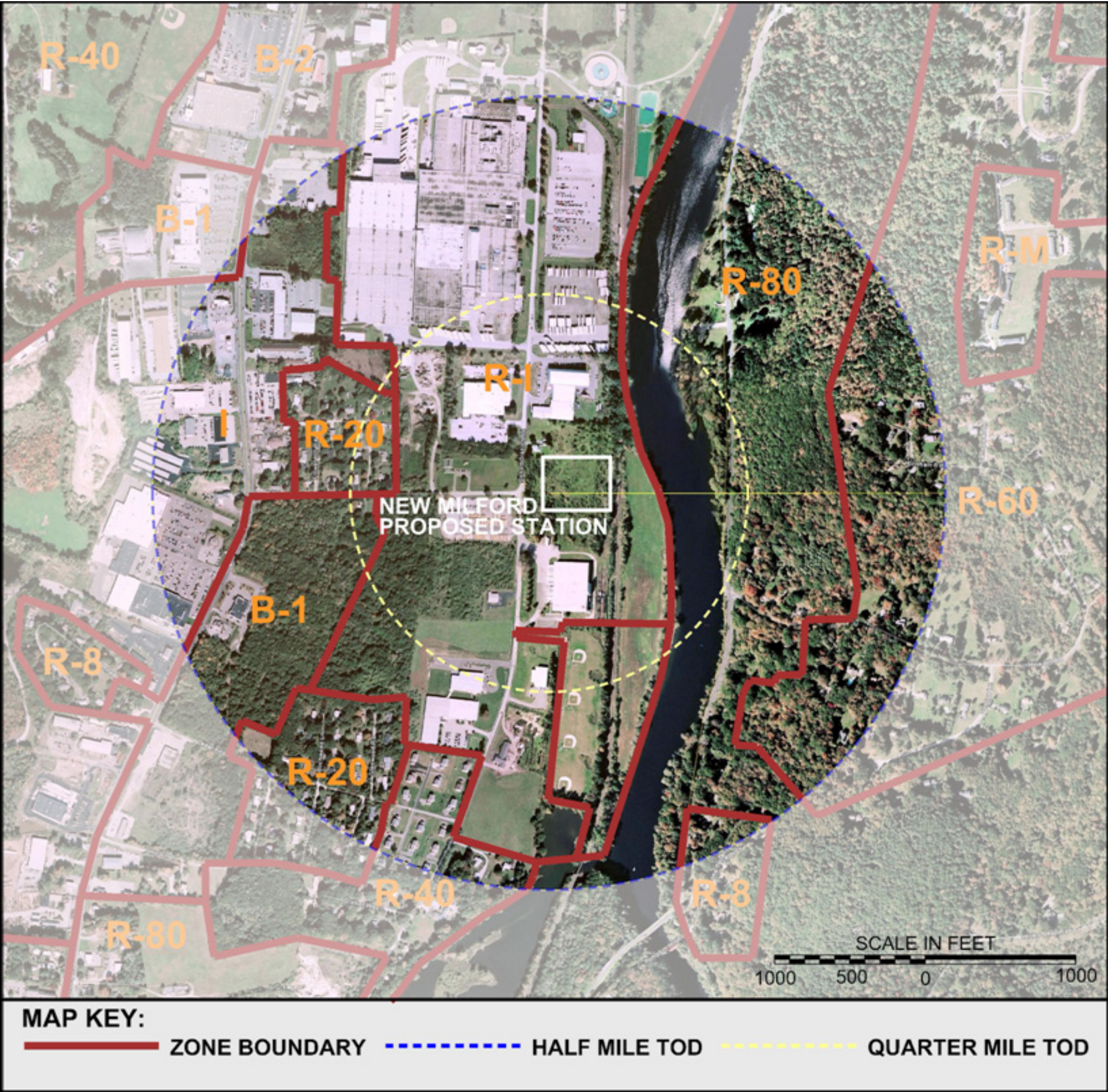
New Milford Station Option #1 Zoning

The ¼ and ½ mile areas around Site Option #1 (Picket District Road) for the proposed station in New Milford contain a number of different Zone Districts. These districts reflect the existing mixed use development around this site area today.

The area surrounding this site contains portions of the following Zone Districts:

- B-1: Restricted Business
- R-I: Restricted Industrial
- R-20: Residential
- R-60: Residential
- R-80: Residential

The Town would need to determine if this were a suitable area for TOD. It is important to note that the existing regulations do not provide for the mix of uses and densities needed to provide for TOD development. New zoning regulations would be needed to encourage and allow for TOD in New Milford.



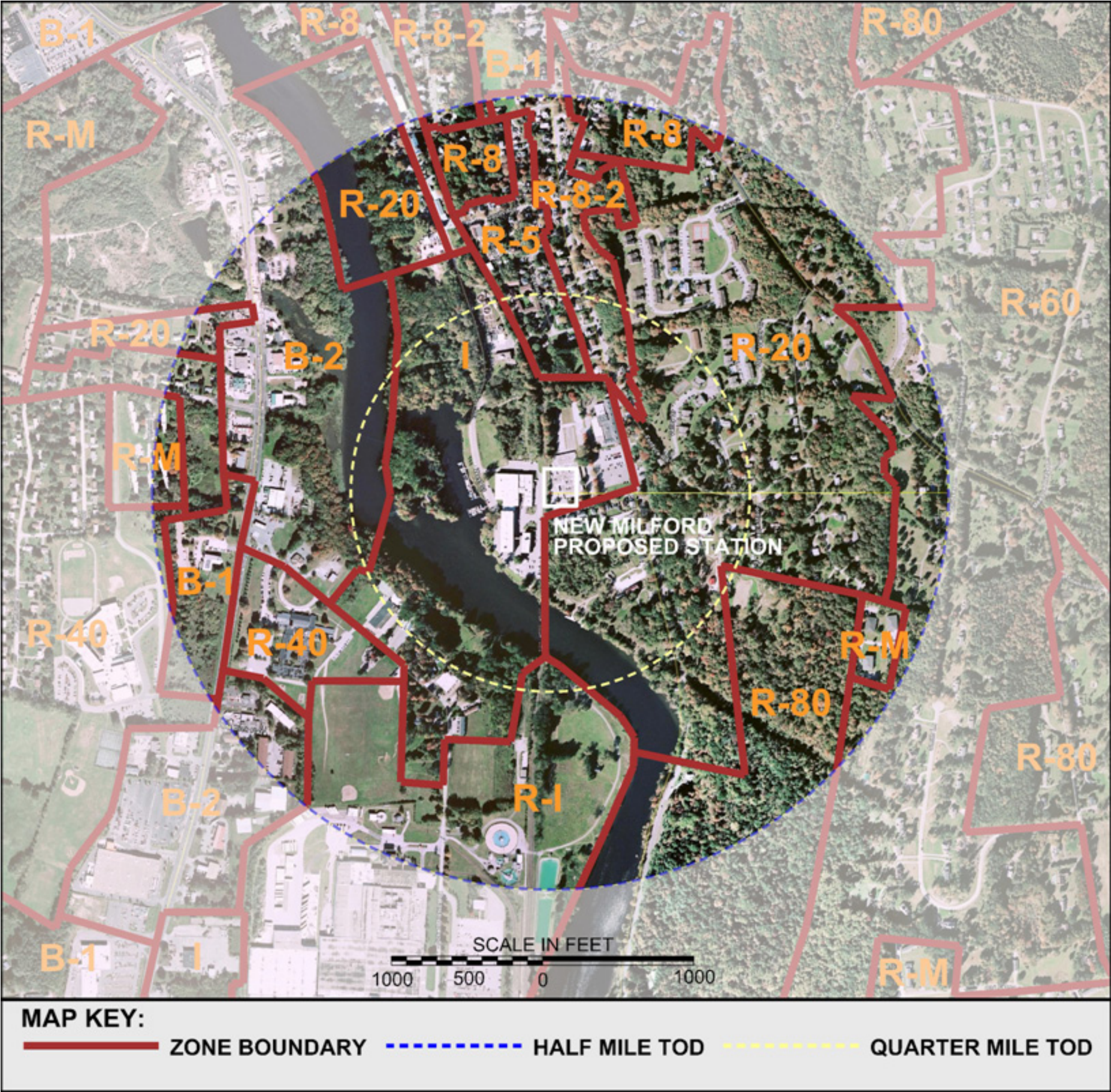
New Milford Station Option #2 Zoning

The ¼ and ½ mile areas around Site Option #2 (Anderson Avenue) for the proposed station in New Milford contain a number of different Zone Districts. These districts reflect the existing mixed use development around this site area today.

The area surrounding this site contains portions of the following Zone Districts:

- B-1: Restricted Business
- B-2: General Business
- I: Industrial
- R-5: Residential
- R-8: Residential
- R-8-2: Residential
- R-20: Residential
- R-40: Residential
- R-80: Residential
- R-I: Restricted Industrial
- R-M: Multi-Family Residential

The Town would need to determine if this were a suitable area for TOD. It is important to note that the existing regulations do not provide for the mix of uses and densities needed to provide for TOD development. New zoning regulations would be needed to encourage and allow for TOD in New Milford.



New Milford Stations Options #3, #4A&B, #5 Zoning

The ¼ and ½ mile areas around Site Options #3, #4A, #4B, and 5 (Railroad Street) in downtown New Milford contain a number of different Zone Districts. These districts reflect the existing mixed use development around these site areas today.

The area surrounding the these sites contains portions of the following Zone Districts:

- B-1: Restricted Business
- B-2: General Business
- R-5: Residential
- R-8: Residential
- R-8-2: Residential
- R-20: Residential
- R-40: Residential
- R-80: Residential
- R-M: Multi-Family Residential
- V-C: Village Center

The Town would need to determine if this were a suitable area for TOD. It is important to note that the existing regulations do not provide for the mix of uses and densities needed to provide for TOD development. New zoning regulations would be needed to encourage and allow for TOD in New Milford.

